



PIKES PEAK

Regional  
Building  
Code

2005 EDITION

## PREFACE

### **HISTORY, FUNCTION AND ADMINISTRATION OF THE BUILDING DEPARTMENT**

The Pikes Peak Regional Building Department is responsible for the permitting and inspection of all construction activity within the unincorporated areas of El Paso County as well as the participating incorporated municipalities within the county. These currently include the cities of Colorado Springs, Fountain and Manitou Springs and the towns of Green Mountain Falls, Monument and Palmer Lake.

The department was formed by an intergovernmental agreement between the City Council of Colorado Springs and the El Paso County Board of County Commissioners in 1966 to provide uniform service to those two jurisdictions. Then, in 1982, the suburban jurisdictions entered into the same agreement with the department for building permit and inspection services.

The primary function of the department is to issue permits for and inspect construction work under building, mechanical, plumbing, electrical, and elevator codes and standards as well as enforce floodplain and enumeration regulations. The department also licenses and registers contractors who perform work within the jurisdictions served by the department.

The department is administered by the Regional Building Commission, a three-member governing body consisting of an El Paso County Commissioner, a Colorado Springs Councilperson and a representative from one of the five suburban jurisdictions. This Building Commission generally supervises departmental administration and directs policy. It is also responsible for preparation of the department budget.

The department is self-funded by permit, plan review and licensing fees. A cost analysis is performed annually by an independent auditor. Fee adjustments are proposed when the Building Commission determines them to be necessary to maintain the department's operation.

### **LOCAL CODE AND ADOPTION PROCESS**

The code in effect for building construction or the installation of systems or equipment is this edition of the Pikes Peak Regional Building Code. This Code provides for the administration of the department, licensing and registration of contractors, and enforcement of adopted model building codes and locally developed standards. Sections of this Code are denoted by the prefix "RBC" to differentiate this Code from other codes.

As new model building codes are developed and published, the department reviews these codes and updates the Pikes Peak Regional Building Code. New codes are promulgated approximately every three years. The past ten years have seen a drastic change in model building codes in the United States. This edition of the Pikes Peak Regional Building Code is the first to cite and adopt a majority of the International Codes promulgated by the International Code Council (ICC).

Proposed modifications to this Code may be made in writing to the Building Department during the official comment period. Comments are forwarded to the appropriate advisory committee for consideration. The advisory committees then undertake a review process of each proposed code involving committee meetings and one or more public hearings before making recommendation to the Board of Review for each proposed code.

The Board of Review then holds their own session of review and public hearing before making final recommendation of a new Pikes Peak Regional Building Code to the participating jurisdictions.

Each Jurisdiction has the final authority regarding proposed code content prior to adoption. The Code becomes enforceable when each Jurisdiction legally adopts the Code by resolution or ordinance.

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# CHAPTER 1 – ADMINISTRATION

## SECTION RBC101 - GENERAL PROVISIONS

**RBC101.1 TITLE.** This Code shall be known and cited as the Pikes Peak Regional Building Code, hereinafter referred to as “this Code.” This Code shall include those codes and standards adopted by reference herein below.

**RBC101.2 PURPOSE.** The purpose of this Code is to provide minimum standards to protect the public health and safety by regulating and controlling buildings, structures, and equipment including but not limited to heating, ventilating, comfort cooling, refrigeration systems; signs and sign structures; elevators, dumbwaiters, escalators; boilers and pressure vessels; plumbing and drainage systems; electric conductors and equipment; and the storage and handling of hazardous materials; and adopting uniform codes, consistent with and generally conforming to similar ordinances and regulations throughout the Pikes Peak region, and to effect this purpose by acting with other governmental bodies in the Pikes Peak region in the promulgation of measures and procedures, and the establishment of committees and boards as herein provided, and establishing procedures for licensing contractors.

**RBC101.3 SCOPE.** The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures, and buildings within the Jurisdiction.

### Exceptions:

1. Work located primarily in a public right of way;
2. Public utility towers and poles;
3. Mechanical equipment not specifically regulated by this Code; and
4. Structures not defined as buildings located on publicly owned land.

**RBC101.3.1 Appendices.** Appendices shall not be construed as provisions of this Code.

**RBC101.4 DIFFERING REQUIREMENTS.** Where, in any specific case, different sections of this Code, or other codes, ordinances or resolutions of the Jurisdiction or other governmental body specify different requirements, the more restrictive shall govern.

**RBC101.5 DEFINITIONS.** Unless otherwise stated, the following words and terms shall, for the purposes of this Code, have the meanings shown as follows:

**Building Code.** Either the Commercial Building Code or the Residential Building Code, as applicable, in

accordance with Chapter 3 of this Code.

**The City.** The applicable municipality which has jurisdictional authority to adopt this Code.

**The County.** El Paso County, Colorado, which includes the unincorporated area of the County, and which has jurisdictional authority to adopt this Code.

**The Fire Authority.** The applicable Fire Protection District or municipal Fire Department which has jurisdictional authority to adopt and enforce a Fire Code.

**The Jurisdiction.** The county or the applicable municipality which has jurisdictional authority to adopt this Code.

**RBC101.6 LIABILITY OF OFFICERS.** The Building Official, the Regional Building Commission and any advisory boards or committees appointed pursuant to any agreement in regard to the Pikes Peak Regional Building Department entered into between the City and the County, or any employee charged with the enforcement of this Code acting in good faith for the Jurisdiction within the course and scope of employment and during the performance of duties, shall not be rendered personally liable and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required by this Code or by reason of any act or omission in the performance of duties unless acts or omissions are willful and wanton. Any suit brought against the Building Official, the Regional Building Commission, any advisory boards or committees or any employee because of any such act or omission may be defended by the Jurisdiction according to the location of the property that is the subject of the act or omission which resulted in the suit until final termination of the proceeding. Nothing herein shall be deemed to waive or otherwise limit the defense available to the Jurisdiction pursuant to the Colorado Governmental Immunity Act or as otherwise provided by law.

**RBC101.7 APPEAL PROCEDURES.** Any person aggrieved by any decision or order of the Building Official, except as otherwise provided in this Code, may appeal this decision or order in the following manner:

1. To one of the appropriate Advisory Committees under the Board of Review.
2. If the decision of the Advisory Committee is not favorable to this person, a further appeal of the decision of the committee may be made to the Board of Review. Appeals from decisions of the Board of Review are not a function of the applicable legislative body. Recourse from any decisions of the

Board is through the courts of El Paso County. Every appeal from a decision of the Building Official or a committee must be perfected within thirty (30) calendar days from the date of the order or decision appealed from. It shall be lodged with the secretary of the board or committee, contain appropriate reference to the decision or order appealed from and specify the grounds of the appeal. An appeal from a decision of the Building Official or an Advisory Committee shall stay all proceedings in connection with the decision or order appealed from unless the Building Official certifies that a stay would cause imminent hazard to life or property. No appeal, however, shall stay the effect of a stop order.

**RBC101.8 VIOLATIONS.** Any person violating the Building Code or any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than five hundred dollars (\$500.00), or imprisoned not more than ninety (90) calendar days in the city jail or county jail, or both. A separate offense shall be deemed committed for each and every calendar day during which any illegal erection, construction, reconstruction, alteration,

maintenance, or use continues. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered or remodeled, used or maintained in violation of this Code or of any provision of the Building Code, the attorney of the Jurisdiction, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling, maintenance or use.

[See Appendix C for modifications to this section by the County of El Paso.](#)

[See Appendix E for modifications to this section by the City of Fountain.](#)

**RBC101.9 SEVERABILITY.** If any of the provisions of this Code or of any code or secondary code adopted in this Code or its application to any person or any circumstances are held to be invalid, this invalidity shall not affect other provisions or applications of this or any other adopted Code. The Jurisdiction hereby declares in this regard that the provisions of this Code and all adopted codes are wholly severable.

## SECTION RBC102 - BUILDING DEPARTMENT

**RBC102.1 PIKES PEAK REGIONAL BUILDING DEPARTMENT.** The Pikes Peak Regional Building Department is created pursuant to an inter-governmental agreement known as the Pikes Peak Regional Building Department Agreement, dated January 1, 2004 under the authority of Section 29-1-201, et seq., Colorado Revised Statutes, as amended. This agreement is incorporated herein by reference and creates the Pikes Peak Regional Building Department, hereinafter referred to as "the Building Department".

**RBC102.2 REGIONAL BUILDING COMMISSION.** The Building Department shall be administered by a governing body of the Building Department to be known as the Regional Building Commission.

The Regional Building Commission shall have the powers and functions set forth in the Pikes Peak Regional Building Department Agreement including the appointment of the administrator of the Building Department, known as the Building Official.

**RBC102.3 FINANCE OF BUILDING DEPARTMENT.** The cost of operation of the Building Department shall be as set forth in the Pikes Peak Regional Building Department Agreement. A budget shall be prepared annually by the Building Official and approved by the Regional Building Commission. At the end of each year a report shall be submitted by the Building Official of all income received. Any deficit in operation of the Building Department shall be made up as provided in the Pikes Peak Regional Building Department Agreement.

## SECTION RBC103 - BUILDING OFFICIAL

**RBC103.1 GENERAL POWERS AND DUTIES.** The administrator of the Building Department, hereinafter known as the Building Official, is hereby authorized and directed to enforce all provisions of this Code.

**RBC103.2 ACT AS DEPUTY PLUMBING INSPECTOR.** The Building Official is hereby confirmed as Deputy Plumbing Inspector for the County Board of Health, and is hereby authorized and directed to enforce all provisions of the Plumbing Code as adopted by the Jurisdiction. The Building Official shall submit periodic reports as requested concerning the public health aspects of plumbing inspections to the proper official of the County Board of Health.

**RBC103.3 APPOINTMENTS.** With the approval of the Building Commission, the Building Official may appoint any officers, inspectors and assistants and other employees as shall be authorized from time to time. The Building Official may deputize or assign any employees as may be necessary to carry out the functions of the Building Department.

**RBC103.4 REPORTS AND RECORDS.** The Building Official shall promulgate or keep the following reports and records:

1. A report to the Regional Building Commission not less than once a year, covering the work of the Department during the preceding period. The Building Official shall incorporate in this report a summary of any recommendations as to desirable amendments to this Code.
2. A permanent, accurate account of all fees and other monies collected and received under this Code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.
3. A permanent record of all meetings of the Board of Review, as established in Section RBC111.1 of this Code, to be kept using a skilled stenographer as secretary of the Board. This record shall constitute the minutes of any official meeting and shall be kept in the office of the Building Department as a public record accessible during Building Department hours of operation.

**RBC103.5 RIGHT OF ENTRY.** Upon presentation of proper credentials, the Building Official or the Building Official's duly authorized representatives may enter at reasonable times any building, structure or premises in the Jurisdiction, to perform any duty imposed upon the Building Official by this Code.

**RBC103.6 STOP WORK ORDERS.** Whenever any work is being done contrary to the provisions of this Code, the Building Official may order the work stopped

by notice in writing served on any persons engaged in the doing or causing of work to be done, and any persons shall forthwith stop the work until authorized by the Building Official to proceed with the work.

**RBC103.7 OCCUPANCY VIOLATIONS.** Whenever any structure is being used contrary to the provisions of this Code, the Building Official may order this use discontinued and the structure, or portion thereof, vacated by notice served on any person causing this use to be continued. Such persons shall discontinue the use within ten (10) calendar days after receipt of this notice or make the structure, or portion thereof, comply with requirements of the Code, provided, however, that in the event of an unsafe building, Section RBC112 of this Code shall apply.

**RBC103.8 COOPERATION OF OTHER OFFICIALS.** The Building Official may request, and shall receive so far as may be necessary in the discharge of the Building Official's duties, the assistance and cooperation of other officials of the Jurisdiction.

**RBC103.9 AUTHORITY TO DISCONNECT UTILITIES.** The Building Official or the Building Official's authorized representative shall have the authority to disconnect or to cause the disconnection of any utility service or energy supplied to the building, structure or building service equipment therein regulated by this Code or the technical codes in case of emergency where necessary to eliminate an immediate hazard to life and property. The Building Official shall, whenever possible, notify the serving utility, the property owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking any action, and shall notify the serving utility, owner and occupant of the building, structure or building service equipment, in writing, of any disconnection immediately thereafter.

**RBC103.10 AUTHORITY TO CONDEMN EQUIPMENT.** When the Building Official ascertains that equipment, or a portion thereof, regulated by this Code has become hazardous to life, health or property, the Building Official shall order in writing that the equipment either be removed or restored to a safe or sanitary condition, as appropriate. The written notice shall contain a fixed time limit for compliance with this order. Persons shall not use defective equipment after receiving a notice.

**RBC103.11 CONNECTION AFTER ORDER TO DISCONNECT.** Persons shall neither make connections from an energy, fuel or power supply nor supply energy or fuel to any equipment regulated by this Code that has been condemned, disconnected or ordered to be disconnected by the Building Official, until the Building

Official authorizes the reconnection and use of any equipment.

**RBC103.12 AUTHORITY TO IMPOSE A FINE.** The Building Official may impose an administrative fine in an amount of up to one thousand dollars (\$1,000.00) on any person or entity engaged in any construction consulting work or construction work covered by this Code within the Jurisdiction who engages in this work in violation of any provisions of this Code. Appeals to this action may be made as provided for elsewhere in this Code. The Building Official shall make monthly reports of any imposed fines to the Regional Board of Review.

**RBC103.13 AUTHORITY TO RECORD A CERTIFICATE OF ALLEGED NONCOMPLIANCE.** The Building Official shall have the authority to record a certificate of alleged noncompliance thirty (30) calendar days after notice of non-compliance is posted on the building or sent by certified mail to this individual or entity as concerns any work done by any individual, or entity which allegedly fails to comply with the final inspection requirements of this Code. When the individual or entity has made appropriate corrections so that the work then complies with this Code, the Building Official may record a release of the certificate of alleged non-compliance.



## SECTION RBC104 - APPLICATION OF REGULATIONS

### **RBC104.1 APPLICABILITY TO BUILDINGS AND STRUCTURES.**

**RBC104.1.1 Existing Buildings.** Buildings or structures to which additions, alterations or repairs are made shall comply with all the requirements for new buildings or structures except as specifically provided in this Section. The value or valuation of a building shall be the estimated cost to replace the building in kind, based on current replacement costs as determined by the Building Official.

**RBC104.1.2 New Buildings, Structures or Equipment.** This Code shall apply to all equipment, structures and buildings hereafter erected or installed.

**RBC104.1.3 Moved Buildings.** Buildings or structures moved into or within the Jurisdiction shall comply with the provisions of this Code for new buildings or structures.

**RBC104.2 ADDITIONS, ALTERATIONS OR REPAIRS.** Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this Code, provided the addition, alteration or repair conforms to that required for a new building or structure. Additions, alterations or repairs shall not cause an existing building or structure to become unsafe or overloaded. Any building so altered, which involves a change in the use of occupancy, shall not exceed the height, number of stories, and area permitted for new buildings. Any building plus new additions shall not exceed height, number of stories, and area specified for new buildings.

Alterations or repairs to an existing building or structure that are nonstructural and do not adversely affect any structural member or any part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed.

**Exception:** The installation or replacement of glass shall be as required for new installations.

**RBC104.3 NONSTRUCTURAL ALTERATIONS OR REPAIRS.** Alterations or repairs not exceeding twenty-five percent (25%) of the value of an existing building or structure that are nonstructural and do not affect any member or part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed.

**Exception:** The installation or replacement of glass shall be as required for new installations.

**RBC104.4 REPAIRS TO ROOF COVERINGS.** Not more than twenty-five percent (25%) of the roof

covering of any building or structure shall be replaced in any twelve (12) month period unless the new roof covering is made to conform to the requirements of the Building Code for new buildings or structures.

**RBC104.5 EXISTING OCCUPANCIES.** Buildings in existence at the time of adoption of this Code may have their existing use or occupancy continued if the use or occupancy was legal at the time of adoption of this Code, provided the continued use is not dangerous to life. If any change is made in the use or occupancy of any existing building or structure, the provisions of Section RBC110 of this Code must be complied with.

**RBC104.6 MAINTENANCE OF BUILDINGS.** All buildings or structures, both existing and new, and all parts thereof, shall be maintained in a safe and sanitary condition. All devices or safeguards that are required by this Code in a building or structure when erected, altered or repaired, shall be maintained in good working order. The owner or the owner's designated agent shall be responsible for the maintenance of buildings or structures.

**RBC104.7 ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION.** The provisions of this Code are not intended to prevent the use of any material or method of construction as specifically prescribed herein or regulations adopted there under, provided any alternate has been approved by the Building Official. The Building Official may approve any alternate provided the Building Official finds that the proposed design is satisfactory, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability, and safety. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use.

**RBC104.7.1 Acceptance Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, evidence that any material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made at the expense of the owner or the owner's agent by an approved testing agency. Test methods shall be as specified by the Building Code for the material in question. If there are no appropriate test methods specified in the Building Code, the Building Official shall determine the test methods.

Copies of the results of all tests shall be retained for a period of not less than two (2) years after the acceptance of the structure

**RBC104.8 MODIFICATIONS.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building

Official shall first find that a special individual reason makes the strict letter of this Code impractical and that the modification is in conformity with the intent and purpose of this Code, and that the modification does not lessen any life safety or fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the Building Department.

## SECTION RBC105 - PERMITS

**RBC105.1 PERMITS REQUIRED.** Except as specified in Section RBC105.2 of this Code, no building or structure regulated by this Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, changed in occupancy, or demolished unless a separate permit for each building or structure has first been obtained from the Building Official. A permit is also required to install or replace any electrical, gas, mechanical or plumbing system regulated by this Code.

### **RBC105.2 WORK EXEMPT FROM PERMITS.**

#### **RBC105.2.1 Construction and Installations.**

Permits shall not be required for the following:

1. One-story, detached, enclosed, unheated buildings not more than one hundred-twenty (120) square feet in floor area accessory to a one- or two- family dwelling.
2. Fences not more than six (6) feet in height.
3. Oil derricks.
4. Retaining walls not more than four (4) feet in height measured from the lower grade to the upper grade, unless supporting a surcharge from a structure or a grade slope greater than two (2) units horizontal to one (1) vertical or impounding Class I, II, or III-A liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two (2) to one (1).
6. Water tanks of any size and any accessory equipment under the direct control of a utility purveyor located completely below grade.
7. Private sidewalks, driveways, and platforms supported directly upon grade. Any steps created must comply with the applicable provisions of the Building Code.
8. Replacement of any windows or fixed glazing in Group R-2, R-3 and U occupancies unless the opening is being enlarged. Replacement of any window required as an emergency escape and rescue opening and safety glazing required due to a hazardous location must comply with the applicable provisions of the Building Code.
9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Swimming pools accessory to one- and two-family dwellings and not regulated by this Code.
11. Repairs to roofing when the repair constitutes less than one hundred (100) square feet.
12. Swings and other playground equipment.
13. Window awnings supported by an exterior wall

which do not project more than fifty-four (54) inches from the exterior wall and do not require additional support of one- and two- family dwellings and accessory structures.

14. Movable cases, counters, and partitions not over five (5) feet nine (9) inches in height.
15. Hydraulic flood-control structures.
16. Pedestrian and vehicular bridges not directly serving or constructed as part of a building.
17. The removal and reinstallation of plumbing fixtures provided the work does not involve the replacement or rearrangement of drain, waste, vent or water pipes;
18. Portable heating, ventilating or cooling units;
19. Ice makers and humidifiers;
20. Evaporative coolers in connection with one- and two-family dwellings, where no structural elements or components are modified.
21. Agricultural buildings and agricultural structures located in the County, as defined by the El Paso County Land Development Code.
22. Non-public, non-residential buildings located in the A-35 District in the County, as defined by the El Paso County Land Development Code.

**RBC105.2.2 Electrical Equipment.** No permit is required when the work performed is conducted by the personnel of, or for the use of the public telephone and telegraph and messenger call companies operating under regular franchise granted by the Jurisdiction and under bond to the Jurisdiction or other public or private utilities that desire to install electrical wiring, electrical fixture, appliances or apparatus on:

1. Installations of communication equipment under the exclusive control of communication utilities, located outdoors or in building spaces used exclusively for installations.
2. Installations under the exclusive control of electric or natural gas utilities for the purpose of communication, metering or for the generation, control, transformation, transmission and distribution of electrical energy or natural gas located in buildings used exclusively by utilities for these purposes or located outdoors on property owned or leased by the utility or on public highways, streets, roads or outdoors by established rights on private property.

These exemptions are not intended to exclude new buildings which house these installations.

**RBC105.2.3 Emergency Work.** All work performed on an emergency basis, as determined by

the Building Official, to maintain an existing service or to maintain an existing installation, building or structure, where the maintenance is necessary to protect life or property, shall not be subject to penalty if application for any required permits is made within seventy-two (72) hours after commencement of the emergency work.

**RBC105.2.4 Plumbing Leaks.** Plumbing, as defined in the Plumbing Code, may be done in the case of repairing leaks without a permit, provided that those so repairing leaks for compensation are properly licensed.

**RBC105.2.5 Temporary Signs.** Temporary, limited to one (1) year, freestanding signs not more than seven (7) feet high and not more than thirty-two (32) square feet in area may be erected without permit.

[See Appendix C for modifications to this section by the County of El Paso.](#)

**RBC105.3 APPLICATION FOR PERMITS.** Permits are required prior to the commencement of any work governed by this Code. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Building Department. Every application shall contain the following:

1. Identification and description of the work to be considered as the scope of the permit;
2. Description of the land on which the proposed work is to be done, by lot, block, tract, and house and street address or similar description that will readily identify and definitively locate the proposed building or work;
3. Identification and description of the proposed use and occupancy classification of all parts of the building;
4. Complete construction documents as required by Section RBC106 of this Code.
5. A statement as to the valuation of the proposed work;
6. The signature of the applicant or the applicant's authorized agent, who may be required to submit evidence to indicate this authority; and
7. Any other reasonable information as may be required by the Building Official.

When work is commenced before a permit is issued, with the exception of work performed on an emergency basis pursuant to Section RBC105.2.3 of this Code, the applicant shall be required to pay fees according to the fee schedule as adopted by the Jurisdiction.

**RBC105.4 AUTHORIZED APPLICANTS.** Only applicants meeting the provisions of Section RBC201.3 of this Code and qualified to perform the work for which a permit application is being made shall be considered authorized to apply for a permit.

**RBC105.5 FRAUDULENT INTENT.** Any permit issued in error, or for which the applicant is not qualified in accordance with the provisions of Section RBC201.3 of this Code, or for which the applicant filed with fraudulent intent, shall thereby become null and void.

## **RBC105.6 PREREQUISITES TO PERMIT ISSUANCE.**

**RBC105.6.1 Approved Construction Documents.** No permit shall be issued until the applicant has processed and received approval of the submittal documents required in accordance with Section RBC106 of this Code.

**RBC105.6.2 Municipal Services.** No building permit shall be issued until the applicant has processed an application for water, wastewater and drainage through the appropriate departments of the Jurisdiction or other applicable authorities, and the applicant has paid all fees pursuant to this application.

**RBC105.7 ISSUANCE OF PERMITS.** Upon satisfaction of the requirements in Sections RBC105.3 through RBC105.6 of this Code and payment of fees as specified in the Building Permit Fee schedule adopted by the Jurisdiction, the Building Official shall issue the applicant a permit to perform the proposed work.

All work shall be completed in accordance with the approved documents, as applicable.

**RBC105.8 PARTIAL PERMITS.** The Building Official may issue a permit for the construction of any portion of a building or structure before the complete construction documents for the entire building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Code and any other codes or requirements of the Jurisdiction. The holder of this permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure will be granted.

Partial permits may include, but are not limited to the following:

1. Foundation only
2. Superstructure
3. Core and shell
4. Partial interior finish

**Exception:** Partial permits may not be issued for the construction of one- and two-family dwellings and their accessory structures.

## **RBC105.9 EXPIRATION OF PERMITS.**

**RBC105.9.1 Administratively Closed Permits.** Any permit issued by the Building Official under the provisions of this Code shall be administratively closed

to further inspection requests if the permit holder does not request a valid inspection for the authorized work within six (6) months from the date of issuance of the permit or if the building or authorized work is suspended or abandoned at any time after the work is commenced for a period of six (6) or more months.

**RBC105.9.1.1 Fee to Re-Open a Permit.** Before work can be recommenced, a fee equal to one-half (1/2) the amount required for the original permit shall be paid; provided no changes have been made or will be made in the original construction documents and provided, further, that suspension or abandonment has not exceeded one (1) year.

**Exception:** The Building Official may allow recommencement of work on a permit that has been suspended or abandoned for more than one (1) year provided a fee equal to the entire amount required for the original permit is paid.

**RBC105.9.2 Voided Permits.** Any permit issued by the Building Official under the provisions of this Code shall become null and void if all of the following occur:

1. The permit holder does not request a valid inspection for the authorized work within one (1) year from the date of issuance of the permit, or the building or work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year; and
2. The authorized work is not substantially complete in the opinion of the Building Official.

**RBC105.9.2.1 New Permit Required.** Before work can be recommenced, new plans shall be submitted and a new permit shall be obtained. Any fees shall be in accordance with the current Building Permit Fee Schedule as adopted by the Jurisdiction.

**RBC105.10 SUSPENSION OR REVOCATION OF PERMIT.** The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any provisions of this Code.

**RBC105.11 ELEVATOR PERMITS.** No person, nor the Federal, State, County or City government, nor any agency, subdivision or department thereof, shall operate or cause to be operated, any conveyance governed by Section RBC310 of this Code without first having obtained a permit for the operation of this device from the Building Official.

**RBC105.11.1 Application for Permits.** To obtain a permit for the operation of a conveyance governed by this Code, the applicant shall first file an application therefore in writing on a form furnished by

the Building Department. Every application shall contain the following:

1. The address of the site where the conveyance is to be operated.
2. A complete description of the device, including exact location, for which the application is made.
3. A description of the use for which the device is intended to be used.
4. The signature of the applicant, or their authorized agent.
5. Any other reasonable information as may be required by the Building Official.

**RBC105.11.2 Authorized Applicants.** Building owners and their authorized agents shall be deemed to be authorized applicants.

**RBC105.11.3 Prerequisites to Permit Issuance.** Before a permit may be issued for the operation of any conveyance governed by this Code, the conveyance shall be inspected by the Building Official or the Building Official's designated representative for compliance with this Code. The Building Official or the Building Official's designated representative shall ascertain compliance with all provisions of this Code.

**RBC105.11.4 Issuance of Permits.** The application and substantiating information filed by an applicant shall be reviewed by the Building Official for accuracy and compliance with this Code. These documents may be reviewed by other departments of the Jurisdiction to assure compliance with the laws and ordinances under their jurisdiction. When the Building Official is satisfied that the device described in the application complies with all applicable regulations, has successfully passed required inspections, and that the required fees have been paid, the Building Official shall issue a permit to the applicant.

**RBC105.11.5 Expiration of Permits.** Every elevator permit issued by the Building Official under the provisions of this Code shall automatically expire one (1) year after its issuance. A new permit must be obtained prior to the continued operation of the permitted device.

**Exception:** Devices located within single-family dwelling units do not require permits.

**RBC105.11.6 Suspension or Revocation of Permit.** The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Code whenever the permit has been issued in error or on the basis of incorrect information supplied, or in violation of any other provisions of this Code. The suspension or revocation of the permit shall constitute termination of authority to operate the conveyance and the operation thereafter of the conveyance in question shall be unlawful. During any unlawful



operation, the Building Official shall have the authority to physically remove the device from service.

**RBC105.11.7 Inspection of Premises.** After the first inspection of the conveyance is conducted by the Building Official or the Building Official's designated representative, a subsequent inspection shall be conducted approximately every six (6) months or

more often if deemed necessary by the Building Official or the Building Official's designated representative.

**RBC105.12 PERMITS ISSUED BY THE FIRE AUTHORITY.** Permits for installation of any Fire Protection, Suppression, Extinguishing or Fire Alarm Systems shall be issued by the Fire Authority.

## SECTION RBC106 - CONSTRUCTION DOCUMENTS

**RBC106.1 GENERAL REQUIREMENTS.** Construction documents shall be reviewed and approved by the Building Official prior to the issuance of a permit for the proposed work. All applications for a permit shall be accompanied by a minimum of two (2) complete sets of construction documents which shall include architectural, structural, plumbing, mechanical and electrical plans and details as applicable. Construction documents shall be of sufficient clarity to indicate the scope of the work proposed and show in detail that it will conform to the provisions of this Code and all relevant laws, ordinances, rules, and regulations.

**Exception:** The Building Official is authorized to waive the submission of construction documents if it is found that the scope of proposed work is such that review of construction documents is not necessary to obtain compliance with this Code.

**RBC106.1.1 Scale and Format.** Construction documents shall be drawn to a minimum scale of one eighth (1/8) inch = one (1) foot (1:96) for the primary description of scope of work. Lettering shall be a minimum size of one eighth (1/8) inch in height. Construction documents shall be drawn and submitted upon substantial paper, plastic or cloth of a minimum eighteen (18) inches by twenty-four (24) inches in size, or by an approved electronic means.

**Exception:** Construction documents may be submitted on material of minimum eight and one half (8½) inches by eleven (11) inches in size for any of the following:

1. Structures accessory to one- and two-family dwellings.
2. Structures or equipment of a minor nature such that the construction documents are of a sufficient clarity to meet the minimum requirements of Section RBC106.1 of this Code.

**RBC106.1.2 Information Required.** The first sheet of each set of construction documents shall give the building and street address of the work and the name and address of the firm or person who prepared them. Drawings shall include a plot plan showing the location of the proposed building and of every existing building on the property.

Calculations indicating the determination of any or all structural, mechanical and electrical design features and other necessary data sufficient to show compliance with this Code shall be submitted when requested by the Building Official.

**RBC106.1.3 Design Professional Required.** Construction documents requiring preparation by an architect or an engineer as specified herein shall be prepared by and bear the stamp and signature of an

architect licensed in the State of Colorado or a professional engineer registered in the State of Colorado. The professional preparing these plans shall be responsible for the structural integrity of the entire system to include but not be limited to footings, foundations, walls, roof and all similar building systems.

An architect's or an engineer's seal shall be required for all construction documents.

### Exceptions:

1. One- and two- family dwellings, including structures accessory thereto, excluding the foundation design unless permitted by this Code.
2. Any building of Group R-2 occupancy with no more than four (4) continuous units in which no dwelling unit or portion thereof is located directly above another dwelling unit, excluding the foundation design.
3. Any building of Group F-2, S-2 or U occupancy that neither exceeds five thousand (5,000) square feet in floor area nor one story in height, excluding a one-story basement, and is not designed for occupancy by more than ten (10) persons in accordance with the Building Code, excluding the foundation design.
4. Additions, alterations, or repairs to the foregoing buildings that do not cause the completed buildings to exceed the applicable limitations set forth above.
5. Nonstructural alterations of any nature to any building if the alterations do not affect the life-safety of the building.
6. Pole signs having a moment at the base of not more than seventy-five thousand (75,000) foot-pounds.

### RBC106.2 EXAMINATION OF DOCUMENTS.

Construction documents filed by an applicant for a permit shall be examined by the Building Official. The documents may be reviewed by other departments of the Jurisdiction to verify compliance with applicable laws and ordinances.

The Building Official and the Jurisdiction are hereby authorized to require revision to the construction documents until the documents demonstrate satisfactory compliance with this Code and applicable laws and ordinances.

### RBC106.3 APPROVAL OF DOCUMENTS.

Construction documents complying with the provisions of this Code, and approved by the Building Official, shall bear the Building Department stamp of approval on

each page thereof and each set of specifications. Approval of construction documents shall not be construed to mean approval of any violation of this Code or any other Code if a violation is included in the approved drawing and specifications, and shall not relieve or exonerate any person or entity from the responsibility of complying with the provisions of this Code or any other Code.

**RBC106.4 AMENDED CONSTRUCTION DOCUMENTS.** Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

**RBC106.5 DISTRIBUTION OF DOCUMENTS.** One set of approved construction documents shall be returned to the applicant to be kept on the job site at all

times while the authorized work is in progress, and one approved set shall remain in the office of the Building Department and shall be retained for a period of not less than ninety (90) calendar days after date of completion of the work.

**RBC106.6 EXPIRATION OF PLANS.** Construction documents for which no permit is issued within six (6) months following the date of approval shall expire and the construction documents may thereafter be retrieved by the applicant or be destroyed by the Building Department.

The Building Official may extend the approval of plans for a period not to exceed six (6) months upon request by the applicant. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

## SECTION RBC107 - TEMPORARY STRUCTURES AND USES

**RBC107.1 GENERAL.** The Building Official is authorized to issue a permit for temporary structures and temporary uses. This permit shall have a limited time of service not to exceed one (1) year. The Building Official is authorized to grant a single extension of one (1) year for demonstrated cause.

**RBC107.2 CONFORMANCE.** Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code as necessary to ensure the public health, safety and general welfare.

**RBC107.3 TEMPORARY POWER.** The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation

before such installation has been fully completed and the final certificate of completion has been issued.

The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the Electrical Code.

**RBC107.4 TERMINATION OF APPROVAL.** The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued at any time.

**RBC107.5 TENTS AND CANOPIES.** See the Fire Code as adopted by the Fire Authority.

**RBC107.6 MANUFACTURED BUILDINGS.** See Section RBC309 of this Code.

## SECTION RBC108 - PERMIT FEES

**RBC108.1 PAYMENT OF FEES.** A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

**RBC108.2 SCHEDULE OF PERMIT FEES.** On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the fee schedule as established by the Jurisdiction.

**RBC108.3 BUILDING PERMIT VALUATIONS.** The applicant for a permit shall provide an estimated permit value at time of application in order to calculate the permit fee. Permit valuations shall include the total value of work, including labor and materials, for which the permit is issued. This shall include such items as, but not limited to, profit, design and construction activity, as well as electrical, gas, mechanical, plumbing equipment and permanent systems. Final building permit valuation shall be set by the Building Official.

**RBC108.4 WORK COMMENCING BEFORE PERMIT ISSUANCE.** Any person who commences work on a

building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established in accordance with the fee schedule as adopted by the Jurisdiction.

**RBC108.5 RELATED FEES.** The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

**RBC108.6 REFUNDS.** The Building Official may authorize the following refunds:

1. Any fee which was erroneously paid or collected.
2. Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code.
3. Not more than eighty percent (80%) of the plans examination fee when an application for a permit, for which a plans examination fee has been paid, is withdrawn or canceled before any plans examination effort has been expended.



## SECTION RBC109 - INSPECTIONS

**RBC109.1 GENERAL REQUIREMENTS.** All work performed under the provisions of this Code shall be subject to inspections by the Building Department and all inspections shall be requested within the parameters established by Building Department policy. Certain types of work specified hereinafter shall have special inspection by privately employed qualified inspectors.

**RBC109.2 REQUIRED INSPECTIONS.** Without limitation the Building Official shall make the following inspections of buildings, structures, utilities or equipment and shall either approve that portion of the work as completed or shall notify the permit holder or the permit holder's agent wherein the same fails to comply with the requirements of this Code. Noted deficiencies shall be corrected within thirty (30) calendar days or as required by the Building Official. Reasonable extensions may be granted by the Building Official.

It shall be the responsibility of the permit holder to request and complete all required inspections in a timely manner as determined by the Building Official.

It shall be the duty of the person requesting inspections regulated by this Code to provide access to and means for proper inspection.

The Building Official shall not be liable for any expenses entailed in the removal or replacement of any material required to allow the inspection.

**RBC109.2.1 Building Inspections.** The following inspections shall be completed by a building inspector:

- 1. Footing.** After excavation is complete, forms erected and braced; steel, if any, tied and in place. Before any concrete is poured.
- 2. Foundation.** After excavation is complete, forms erected and braced; steel, if any, tied and in place. Before any concrete is poured. Foundation inspection required on all walls with or without footings and other walls when notified by inspector.
- 3. Caissons.** Notify Building Department when pouring will start and provide required documentation. Department will inspect at will.
- 4. Building Foundation Drain.** After drain is installed per foundation engineer and waterproofing applied to exterior of foundation wall.
- 5. Building Foundation Insulation.** After insulation is in place at all required foundation component locations and prior to any backfill that would cover the insulation.
- 6. Roof dry-in (Tile roof).** After all underlayment,

batten strips and sub-flashing are in place. Before any tile is stocked or installed on roof.

- 7. Frame.** When framing is complete, after mechanical, plumbing and electrical inspections are made. Fireplaces, flues, blocking, bracing and exterior sheathing shall be in place. Exterior finish is optional as required by the inspector. Windows and doors shall be installed and roof in place so that the house is dried in. No interior lathing or wallboard or any insulation shall be installed at this time.
- 8. Insulation.** Upon installation of insulation that is subject to concealment and after the framing inspection has been conducted. No interior lathing or wallboard shall be installed at this time.
- 9. Lath.** After all interior and exterior lathing is installed, but before any plaster or stucco has been applied.
- 10. Final.** Upon completion of all construction and site improvements and prior to occupancy.

**RBC109.2.2 Plumbing Inspections.** The following inspections shall be completed by a plumbing inspector:

- 1. Base.** After all of the underground potable water, waste, and vent piping is in place, under the required test and prior to the piping being covered.
- 2. Top-Out and Inside Water.** After all aboveground potable water, waste, and vent piping is in place, under the required test and prior to any of the piping being concealed.
- 3. Water Out.** After the water service ditch has been excavated and the service line placed in the ditch, but prior to any backfilling.
- 4. Roof Drain.** After the roof drainage system piping is in place, but not yet concealed.
- 5. Final.** After all work is completed and equipment, fixtures and systems are operating.

**RBC109.2.3 Electrical Inspections.** The following inspections shall be completed by an electrical inspector:

- 1. Service.** After installation of all service conductors, grounding of electrode system and bonding of equipment.
- 2. Underground.** After installation of all underground conductors or conduit and prior to backfill.
- 3. Rough In.** After installation of all conduit, semi-rigid piping or wiring being in place, prior to covering.
- 4. Final.** After all work is completed and equipment,

fixtures and systems are operating.

**RBC109.2.4 Mechanical Inspections.** The following inspections shall be completed by a mechanical inspector:

- 1. Vent.** After all the vents are installed and the roof is in place so that the structure is dried in and before the vents are concealed.
- 2. Gas Piping.** After all gas piping has been installed and tested and before it is covered or concealed.
- 3. Hydronic Piping.** After all hydronic piping has been installed and tested and before it is covered or concealed.
- 4. Refrigeration Piping.** After all refrigeration piping, except for a single line set, has been installed and tested and before it is covered or concealed.
- 5. Process Steam and Water Piping.** After the steam and water piping systems that are a part of a heating or cooling system have been installed, tested and before it is covered and concealed.
- 6. Refrigeration Piping.** After all piping and tubing that conveys refrigeration gas has been installed, tested and before it is concealed.
- 7. LPG (Liquefied Petroleum Gas) Drain.** After the piping is in place and run to daylight, prior to being covered.
- 8. Duct.** On all occupancies except one- and two-family dwellings and accessory structures, after the ductwork is in place and before it is concealed.
- 9. Residential Rough.** Encompasses all the rough mechanical work within a one- and two- family dwelling and accessory structures. Includes, but is not limited to all gas appliance vents as well as all supply, return and exhaust duct systems. To be accomplished after all work has been completed and the roof is in place so that the structure is dried in and before any work is concealed.
- 10. Outside Gas.** After all aboveground potable water, waste, and vent piping is in place, and prior to any of the piping being concealed.
- 11. Construction Meter.** A special inspection that enables the gas meter to be set prior to the final inspection. All other required inspections must be complete.
- 12. Final.** This inspection is requested after all appliances are installed and are ready to become operational. If a gas meter is required, a meter will be ordered at this time.

**RBC109.2.5 Elevator Inspections.** The following inspections shall be completed by an elevator inspector:

- 1. Hoistway.** After the Hoistway construction is completed and before installation of the elevator.
- 2. Machine Room.** After the machine room is completed and before the installation of the machine.
- 3. Smoke Detection and Fire Recall.** After the installation of the smoke detectors in the machine room, hoistway and lobbies, in agreement with the Fire Authority.
- 4. Final.** After the elevator and all associated systems are installed and operating.

**RBC109.2.6 Manufactured Building Inspections for Non-permanent Foundations.**

The following inspections shall be completed by either a building, mechanical, plumbing, electrical or combination inspector, as applicable.

- 1. Building Temporary Tie-down.** After the unit has been placed on its temporary foundation, the marriage wall has been adjoined and all structural tie-downs are in place.
- 2. Electrical Underground.** After installation of all underground conductors or conduit and prior to backfill.
- 3. Heating Temporary.** After all ductwork is in place and gas piping is under test and in place and before it is concealed.
- 4. Plumbing Temporary.** After all aboveground potable water, waste, and vent piping is in place, and prior to any of the piping being concealed.
- 5. Heating Outside Temporary.** After exterior piping is installed in the trench and under test prior to backfill.
- 6. Plumbing Outside Temporary.** After exterior water service is installed in the trench and prior to backfill.
- 7. Electrical Service.** After installation of all service conductors, grounding of electrode system and bonding of equipment.
- 8. Electrical Final.** After all work is complete and equipment, fixtures and systems are operating.
- 9. Building Final.** Upon completion of all construction and after placement of the installation insignia.

**RBC109.3 OCCUPANCY.** All required inspections must be completed and all regulated work must be approved by the Building Official prior to the use or occupancy of any building.

**RBC109.4 ENERGY CONNECTIONS.** No person shall make connections from a source of energy to any system or equipment regulated by this Code and for

which a permit is required until approved by the Building Official.

**RBC109.5 TEMPORARY CONNECTIONS.** The Building Official may authorize temporary connection of the equipment to the source of energy for the purpose of testing the equipment, or for use under a temporary certificate of occupancy.

**RBC109.6 WORK COVERED BEFORE INSPECTION.** Whenever any work is covered or concealed by additional work without first having been inspected as required, the Building Department may order, by written notice, that the work be exposed for examination.

**RBC109.7 SPECIAL INSPECTIONS.**

**RBC109.7.1 Special Inspector.** In addition to the inspections to be made as specified above, the owner or the owner's agent shall, upon direction of the Building Official, employ a special inspector on special construction or work involving unusual hazards or requiring constant inspection. The special inspector shall be a qualified person approved by the Building Official and shall furnish continuous inspections on the construction work requiring the special inspector's employment, and this inspector, or the architect or engineer employing the inspector, shall furnish a copy of reports to the Building Official when so required.

Special inspections required by this Section and elsewhere in this Code shall not be required where the work is done on the premises of a fabricator, approved by the Building Official, to perform the work without special inspection. The certificate of approval shall be subject to revocation by the Building Official if it is found that any work done pursuant to the approval is in violation of this Code.

**RBC109.7.2 Observation by Architect, Engineer or Others.** Observation of the construction of buildings, structures or utilities to which required construction documents pertain shall be performed by or under observation of the architect or engineer responsible.

**RBC109.8 INSPECTION RECORD CARD.** Work requiring a permit shall not commence until the permit holder or the permit holder's agent posts an inspection record card in a conspicuous place on the front premises of the property and in a position to allow the Building Official or the Building Official's authorized representative to make the required entries thereon regarding inspection of the work. This card shall be maintained in this location by the permit holder until all required inspections have been recorded.

**Exception:** Permits for which no inspection record card is issued need not post any documentation.

**RBC109.8.1 Proximity of Plans to Card.** The approved construction documents required by Section RBC106 of this Code shall be available and located within a reasonable proximity to the inspection record card to allow inspection of the plans on the job site.

**RBC109.8.2 Weather Protection.** The inspection record card and associated approved construction documents shall be protected from inclement weather by appropriate means so as to allow due review and entry onto the card.

**RBC109.9 APPROVALS REQUIRED.** No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. A survey of the lot may be required by the Building Official to verify compliance of the structure with approved documents.

**RBC109.10 ADDITIONAL INSPECTIONS.** In addition to the normally required inspections, the Building Official may, at any time, make other inspections of the work in progress to ascertain compliance with the provisions of this Code.

**RBC109.11 REINSPECTIONS.** The Building Official has the right to re-inspect any premises within the Jurisdiction. These inspections may be made from time to time during reasonable hours and upon notice to occupants, and are made to determine if the requirements of this Code are continually met and that the premises are kept in accordance with the requirements of this Code.

## SECTION RBC110 - CERTIFICATES OF OCCUPANCY

### RBC110.1 CERTIFICATE REQUIRED.

**RBC110.1.1 New Use or Occupancy.** No new building or structure or portion thereof requiring a permit in accordance with Section RBC105 of this Code shall be used or occupied and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefor as provided herein.

**Exception:** Group U Occupancies and manufactured buildings in accordance with Section RBC309.14 of this Code.

**RBC110.1.2 Changes in Use.** No change shall be made in the character of occupancy or use of any building that would place the building in a different occupancy classification, unless the building is made to comply with the requirements of this Code. A change in use to a use that causes an increase in the occupant load of greater than ten percent (10%) of the original use shall require compliance with the requirements of this Code the same as required by a change to another occupancy classification. A new certificate of occupancy shall be issued for all changes in use as provided herein.

**Exceptions:**

1. The occupancy classification and use of existing buildings may be changed subject to the approval of the Building Official without conforming to all requirements of this Code, provided the new or proposed use is of equal or lesser hazard, based on life and fire risk, than the existing use.
2. A new certificate of occupancy is not required when the change of use is from a Group B to a Group M occupancy or vice versa provided the resulting occupant load does not exceed fifty (50) occupants.

**RBC110.2 CERTIFICATE ISSUED.** If, after final inspection, it is found that the building or structure complies with the provisions of this Code and other applicable requirements including but not limited to zoning, planning, fire, health and engineering, the permit holder or owner shall request and the Building Official shall issue a certificate of occupancy, and the building shall not be occupied until the certificate of occupancy is issued. The certificate of occupancy shall contain:

1. The use and occupancy for which the certificate is issued.

2. A statement that the floor load signs have been installed, as follows:

The live load for which each floor or part thereof of a commercial or industrial building is or has been designed shall be conspicuously posted by the owner in that part of each story in which it applies, using a durable metal sign, and it shall be unlawful to remove or deface these notices. The occupant of the building shall be responsible for keeping the actual load below the allowable limits.

3. A statement that the room capacity signs have been installed, as follows:

The maximum room capacity shall be conspicuously posted by the owner of the building by means of durable metal or plastic signs placed in each assembly room, auditorium or room used for a similar purpose where fixed seats are not installed, and it shall be unlawful to remove or deface this notice or to permit more than this legal number of persons within the space.

4. A statement that the building or structure complies with the provisions of this Code.

**RBC110.3 COMPLIANCE REQUIRED.** The Building Official shall not issue a certificate of occupancy to any owner who has not complied with the requirements imposed on the owner by the Jurisdiction whether by ordinance, resolution, contract, or otherwise. The site improvements including, but not limited to, landscaping, paving, and lighting shall be completed in accordance with the plans submitted and approved before a certificate of occupancy may be issued. However, if the site improvements cannot be completed because of the season or other valid reason, the Building Official, upon obtaining from the owner a letter of credit or other acceptable assurance that improvements will be completed at the earliest possible time, may issue a certificate of occupancy provided that all other requirements of this Section have been complied with.

**RBC110.4 TEMPORARY CERTIFICATES.** A temporary certificate of occupancy may be issued by the Building Official for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

**RBC110.5 CERTIFICATE TO BE POSTED.** The certificate of occupancy or temporary certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.



## SECTION RBC111 - BOARD OF REVIEW AND ADVISORY COMMITTEES

**RBC111.1 BOARD OF REVIEW ESTABLISHED.** In order to carry out and accomplish the provisions and objectives of this Code, there is hereby created a board to be known and cited as the Board of Review.

The Board of Review shall be composed of five (5) members to be composed as follows:

1. Registered Engineer (structural, electrical or mechanical)
2. Architect
3. Building Contractor A or B (commercial work)
4. Building Contractor A, B or C (home builder)
5. Citizen at Large experienced in building construction.

**RBC111.2 AUTHORITY AND RESPONSIBILITY OF BOARD OF REVIEW.** The Board of Review shall have authority and responsibility as set forth in this section.

**RBC111.2.1 Proposal of Rules, Regulations and Standards.** The Board shall propose rules, regulations and standards as may be necessary to accomplish the purposes and objectives of this Code. All rules, regulations and standards as may be proposed for adoption by the Board of Review shall be subject to final approval of the appropriate legislative body of the Jurisdiction. All rules and regulations, upon adoption shall be reduced to writing and kept available for public inspection in the office of the Building Official and the Clerk of the Jurisdiction.

**RBC111.2.2 Licenses.** The Board shall act as the duly authorized authority for granting and revoking all licenses provided for in this Code.

**RBC111.2.3 Interpretation of Code.** The Board is charged with reasonable interpretation of this Code. The Board of Review may grant minor variances from the provisions of this Code, provided the Board finds that at least one of the following conditions exists:

1. The true intent of the applicable code has been incorrectly interpreted.
2. The provisions of the applicable code do not fully apply.
3. An equally good or better form of construction is proposed.

**RBC111.3 ADVISORY COMMITTEES; PURPOSE.** Advisory committees shall be established as advisory to the Board of Review. These committees shall review all appeals with power and authority to interpret and recommend minor variances from this Code and shall examine all applicants and attest as to their fitness and qualifications for licenses and registrations.

**RBC111.4 ADVISORY COMMITTEES; COMPOSITION AND FUNCTIONS.**

**RBC111.4.1 Building Committee.** The Building Committee shall be primarily responsible for testing and reviewing all applicants for licenses and the performance of work required under the Commercial Building Code, including Appendix H, Signs, of the International Building Code, 2003 edition, the Residential Building Code, the Existing Building Code, and applicable provisions of the Energy Conservation Code and the Manufactured Building Code. The Building Committee shall be composed of seven (7) members as follows:

1. Professional Engineer licensed by the state of Colorado (civil - structural)
2. Architect licensed by the state of Colorado
3. Building Contractor A or B (commercial work)
4. Building Contractor A, B or C (home builder)
5. Building Contractor D, E or subcontractor
6. Citizen at Large experienced in the building industry
7. Officer of a financial institution

**RBC111.4.2 Electrical Committee.** The Electrical Committee shall be primarily responsible for review of all applicants for registration and the performance of work done under the Electrical Code and applicable provisions of the Energy Conservation Code. The Electrical Committee shall be composed of seven (7) members as follows:

1. Professional Engineer licensed by the state of Colorado (electrical)
2. Architect licensed by the state of Colorado
3. Electrical Contractor licensed by the state of Colorado State
4. Building Contractor A or B (commercial work)
5. Building Contractor A, B or C (home builder)
6. Journeyman Electrician licensed by the state of Colorado
7. Citizen at Large experienced in the electrical industry

**RBC111.4.3 Mechanical Committee.** The Mechanical Committee shall be primarily responsible for testing and reviewing all applicants for licenses under the Mechanical Code and the Fuel Gas Code and review of applicants for registration under the Plumbing Code as well as the performance of work under these Codes, the Elevator and Escalator Safety Code, and applicable provisions of the Energy Conservation and Manufactured Building Codes. The



Mechanical Committee shall be composed of seven (7) members as follows:

1. Professional Engineer licensed by the state of Colorado (mechanical)
2. Architect licensed by the state of Colorado
3. Building Contractor A, B or C
4. Licensed Mechanical Contractor A
5. Master Plumber licensed by the state of Colorado
6. Licensed Mechanical Contractor B
7. Journeyman Plumber licensed by the state of Colorado

**RBC111.5 BOARD AND COMMITTEE MEMBER APPOINTMENTS, ORGANIZATION AND MEETINGS.** Members of the Board of Review and advisory committees shall be governed by this Section.

**RBC111.5.1 Appointments.** Members shall be appointed by the Board of County Commissioners of the County of El Paso in conjunction with the City Council of the City of Colorado Springs, acting as individual bodies, but in agreement.

**RBC111.5.2 Terms.** A term of service shall be for three (3) years unless to fill an unexpected vacancy.

**RBC111.5.3 Election of Officers.** The board or committee shall, as its first official act in each year, elect a chairman and vice chairman.

**RBC111.5.4 Minutes.** Minutes shall be maintained of all meetings and be made a permanent public record. To constitute a quorum, at least a majority of the entire membership shall be present.

**RBC111.5.5 Meetings.** The board or committee shall meet as necessary for the conduct of business.

**RBC111.5.6 Vacation of Office.** Members shall be dropped from the board or committee on which they serve for failure to attend a minimum of seventy-five percent (75%) of the scheduled meetings in any consecutive twelve (12) month period unless, in the opinion of the appointing Council or Commission, good cause can be shown for failing to be present at the meetings. Such dismissal shall constitute the conclusion of one term of service.

**RBC111.6 LIABILITY OF MEMBERS.** Liability of members shall be as provided for in Section RBC101.6 of this Code.

**RBC111.7 FIRE BOARD OF APPEALS.** When appointed by the Jurisdiction, Fire Authority or both, the Fire Board of Appeals shall have power and authority as assigned by the Jurisdiction, Fire Authority or both.

## SECTION RBC112 - DANGEROUS BUILDINGS

### RBC112.1 GENERAL PROVISIONS.

**RBC112.1.1 Title.** This section shall be known and cited as the Dangerous Building Code.

See Appendix C for modifications to this section by the County of El Paso.

#### RBC112.1.2 Purpose and Scope of Regulations.

**RBC112.1.2.1 Purpose.** It is the purpose of these provisions to provide a just, equitable, and practicable method, to be cumulative with and in addition to, any other remedy provided by this Code, or the Housing Code, as applicable, or otherwise available at law, whereby buildings or structures that 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.

**RBC112.1.2.2 Scope.** The provisions of Section RBC112 of this Code shall apply to all dangerous buildings, as herein defined, that are now in existence, or that may hereafter be constructed in the City.

**RBC112.1.3 Administration.** The Building Official is hereby authorized to enforce the provisions of this Section.

**RBC112.1.4 Board of Appeals.** 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 Board of Appeals of five (5) members who are not employees of the City or the Building Department except that the Building Official shall be an ex officio member of and shall act as secretary to this Board. The Board shall be appointed by the governing body of the Jurisdiction and shall serve at its pleasure. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in Section RBC112.3 of this Code. Copies of all rules and regulations adopted by the Board shall be delivered to the Building Official, who shall make them freely accessible to the public.

**RBC112.1.5 Inspections.** The Jurisdiction's Health Officer and the Fire Chief of the Fire Authority along with the Building Official and their authorized representatives are hereby authorized to make any inspections and take any actions as may be required to enforce the provisions of this Section.

All buildings or structures within the scope of this Section and all construction or 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 Section RBC109 of this Code.

#### RBC112.1.6 Right of Entry for Inspections.

**RBC112.1.6.1 Authorized Entry.** Whenever necessary to make an inspection to enforce any of the provisions of this Section, or whenever the Building Official or the Building Official's authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition that makes a building or premises dangerous as defined in Section RBC112.1.7 of this Code, the Building Official or the Building Official's authorized representative may enter this building or premises at all reasonable times to inspect the same or perform any duty imposed upon the Building Official by this Code, provided that:

1. If this building or premises is occupied, the Building Official or the Building Official's authorized representative shall first present proper credentials and demand entry; and
2. If this building or premises is unoccupied, the Building Official or the Building Official's authorized representative shall first make a reasonable effort to locate the owner or other persons having charge or control of the building premises and demand entry. If entry is refused, the Building Official or the Building Official's authorized representative shall have recourse to every remedy provided by law to secure entry.

**RBC112.1.6.2 Authorized Representative.** "Authorized representative" shall include the officers named in Section RBC112.1.5 of this Code and their authorized inspection personnel.

**RBC112.1.6.3 Permission of Entry.** No owner or occupant or any other person having charge, care or control of any building or premises shall fail or neglect, after proper demand is made herein provided, to promptly permit entry therein by the Building Official or the Building Official's authorized representative for purpose of inspection and examination pursuant to this Code. Any person violating this subdivision shall be guilty of a misdemeanor.

**RBC112.1.7 Definitions.** The following terms, as used in Section RBC112 of this Code, shall have the meanings hereinafter designated, unless the context specifically indicates otherwise, or unless such meaning is excluded by express provision.

**Dangerous Building.** For the purpose of Section RBC112 of this Code, any building or structure that

has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that the conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

- 1.** Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- 2.** Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half (1½) times the working stress or stresses allowed in this Code for new buildings of similar structure, purpose or location.
- 3.** Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose or location.
- 4.** Whenever any portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- 5.** Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is found to be of insufficient strength or stability, or it is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half (½) of that specified in this Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in this Code for new buildings.
- 6.** Whenever any portion thereof has cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- 7.** Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of:
  - 7.1.** Dilapidation, deterioration or decay;
  - 7.2.** Faulty construction;
  - 7.3.** Removal, movement or instability of any portion of the ground necessary for the purpose of supporting the building;
  - 7.4.** Deterioration, decay or inadequacy of the foundation; or
  - 7.5.** Any other cause.
- 8.** Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- 9.** Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (1/3) of the base.
- 10.** Whenever the building or structure, exclusive of the foundation, shows thirty-three percent (33%) or more damage or deterioration of its supporting member or members, or fifty percent (50%) damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
- 11.** Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:
  - 11.1.** An attractive nuisance to children;
  - 11.2.** A harbor for vagrants, criminals or immoral persons; or as to
  - 11.3.** Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
- 12.** Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to the building or structure provided by this Code, the Housing Code, or of any law or ordinance of the State or City relating to the condition, location or structure of buildings.
- 13.** Whenever any building or structure that, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion, less than fifty percent (50%), or in any supporting part, member or portion, less than sixty-six percent (66%) of the:
  - 13.1.** Strength;
  - 13.2.** Fire-resistance rating characteristics; or
  - 13.3.** Weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- 14.** Whenever a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, air or sanitation facilities or otherwise, is determined by the Health Officer to be unsanitary, unfit for human habitation or in a condition that is likely to cause sickness or disease.
- 15.** Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Chief to be a fire hazard.

16. Whenever any building or structure is in a condition to constitute a public nuisance known to the common law or in equity jurisprudence.
17. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to constitute a building or portion thereof as an attractive nuisance or hazard to the public.

## **RBC112.2 ABATEMENT OF DANGEROUS BUILDINGS**

**RBC112.2.1 Public Nuisance Declared.** All buildings or portions thereof that are determined, after inspection by the Building Official, to be dangerous as defined in Section RBC112.1.7 of this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this Section.

**RBC112.2.2 Comply With Applicable Codes.** All buildings, or structures that are required to be repaired under the provisions of this Section shall be subject to the provisions of Chapter 3 of this Code, and the applicable codes adopted by reference therein.

**RBC112.2.3 Commence Abatement Proceedings.** Whenever the Building Official has inspected, or caused to be inspected, any buildings and has found and determined that the building is a dangerous building, the Building Official shall commence proceedings to cause the repair, vacation or demolition of the building.

**RBC112.2.4 Notice and Order to Abate.** The Building Official shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient to identification of the premises upon which the building is located.
2. A statement that the Building Official has found the building to be dangerous, with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section RBC112.1.7 of this Code.
3. A statement of the action required to be taken, as determined by the Building Official.
  - 3.1. If the Building Official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within an appropriate amount of time (not to exceed sixty (60) calendar days from the date of the order)

and completed within an appropriate amount of time as the Building Official determines to be reasonable under all of the circumstances.

- 3.2. If the Building Official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the Building Official to be reasonable.
- 3.3. If the Building Official has determined that the building or structure must be demolished, the order shall require that the building be vacated within an appropriate amount of time as the Building Official determines to be reasonable (not to exceed sixty (60) calendar days from the date of the order); that all required permits be secured therefor within sixty (60) calendar days from the date of the order, and that the demolition be completed within an appropriate amount of time as the Building Official determines to be reasonable.
4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official:
  - 4.1. Will order the building vacated and posted exit to prevent further occupancy until the work is completed; and
  - 4.2. May proceed to cause the work to be done and charge the costs thereof against the property or its owner.
5. Statements advising:
  - 5.1. That any person having any record title or legal interest in the building may appeal from the notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in the Code, and filed with the Building Official within thirty (30) calendar days from the date of service of the notice and order; and
  - 5.2. That failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

### **RBC112.2.5 Service of Notice and Order.**

**RBC112.2.5.1 To Whom Made.** The Notice and Order, and any amended or supplemental Notice and Order, shall be served upon the record owner, and posted on the property; and one copy thereof shall be served on each of the following, if known to the Building Official or disclosed from official public record;

1. The holder of any mortgage or deed of trust or other lien or encumbrance of record;
2. The owner or holder of any lease of record; and
3. The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served, or relieve any person from any duty or obligation imposed on the person by the provisions of Section RBC112 of this Code.

**RBC112.2.5.2 Method of Service.** Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of the notice and order by certified mail, postage prepaid, return receipt requested, to the person at the address as it appears on the assessment roll of the County or as known to the Building Official. If no address of any persons so appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to the person, at the address of the building involved in the proceedings. The failure of any person to receive the notice shall not affect the validity of any proceedings taken under this Section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

**RBC112.2.5.3 Proof of Service.** Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the person effecting service, declaring the time, date, and manner in which service was made. The declaration, together with any receipt card returned in acknowledgment of receipt by certified mail shall be affixed to the copy of the notice and order retained by the Building Official.

**RBC112.2.6 Notice To Vacate.** Every notice to vacate shall, in addition to being served as provided in Section RBC112.2.5 of this Code above, be posted at or upon each exit of the building, and shall be in substantially the following form:

**DANGEROUS BUILDING**

**DO NOT OCCUPY**

**It is a misdemeanor to occupy the building or to remove or deface this notice.**

**Building Official**

**Pikes Peak Regional Building Department**

Whenever this notice is posted, the Building Official shall include a notification thereof in the notice and order issued under Section RBC112.2.4 of this Code, reciting the emergency and specifying the conditions that necessitate the posting. No person shall remain in or enter any building that has been so posted, except that entry may be made to repair, demolish or remove the building under permit. No person shall remove or deface this notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy issued pursuant to the provisions of the this Code. Any person violating this Section shall be guilty of a misdemeanor.

**RBC112.2.7 Record Notice and Order; Certificates.** Upon initiation of service of the notice and order, the Building Official shall file in the office of the County Clerk and Recorder of El Paso County a certificate describing the property and certifying:

1. That the building is a dangerous building; and
2. That the owner is being so notified.

Whenever the Building Official's order has been reversed on appeal, or the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described on the certificate, the Building Official shall file a new certificate with the County Clerk and Recorder certifying that the order has been rescinded, the building has been demolished, or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate.

**RBC112.2.8 Standards For Repair, Vacation Or Demolition.** The following standards shall be followed by the Building Official (and by the Board of Appeals if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure.

**RBC112.2.8.1 Order to Repair.** Where the Building Official determines that any building declared as a dangerous building under Section RBC112.1 of this Code may reasonably be repaired in accordance with the current Building Code, the Building Official shall order this action. A building owner ordered to effect repairs under this paragraph may elect to have the building demolished.

**RBC112.2.8.2 Order to Demolish.** Where the Building Official determines that repair in accordance with the provisions of Section RBC112.2.8.1 of this Code above cannot reasonably be accomplished, the Building Official shall order the building demolished.



**RBC112.2.8.3 Order to Vacate.** If the building or structure is in a condition as to make it immediately dangerous to life, limb, property, or the safety of the public or its occupants, the Building Official shall order the building vacated. The Building Official may also take action under Section RBC112.2.10 of this Code relating to Emergency Orders.

## **RBC112.2.9 Vacant Buildings.**

**RBC112.2.9.1 Cleanup and Securing of Property.** Whenever a building becomes vacant or unoccupied, the owner or agent of the building shall remove therefrom and from the lot and exterior premises on which the building is located all paper, trash, rubbish, refuse, garbage, or combustible material accumulated thereon, and shall securely close and keep closed all doors, windows or the other openings into the building for as long as the building remains unoccupied.

**RBC112.2.9.2 Order to Cleanup and Secure.** In the event the owner, operator or other person responsible for the condition of any vacant building fails or refuses to remove all paper, trash, rubbish, refuse, garbage, or combustible material accumulated therein, or upon the lot and exterior premises on which the building is located, or fails or refuses to securely close and keep closed all doors, windows, or other openings into the building, the Building Official shall order the same to be done without delay.

**RBC112.2.9.3 Giving or Serving of Order or Notice.** Any order or notice by the Building Official shall be given or served upon the owner, operator, or other person responsible for the condition of the vacant building by verbal notification or personal service, and by affixing a copy thereof in a conspicuous place on the door to the entrance of the premises. Where personal service cannot be made, a copy thereof shall be mailed to the person by registered or certified mail to that person's last known address and the building posted the same day. Where orders are given verbally, they shall be confirmed by service in writing.

**RBC112.2.9.4 Compliance with Order or Notice.** Where notification is given verbally or by personal service, ten (10) calendar days shall be given to comply with the order. Where notice is by registered or certified mail, fifteen (15) calendar days from mailing shall be given for compliance.

**RBC112.2.9.5 Failure to Comply.** If compliance with the order has not yet begun, or arrangement made with the Building Official by the due date, then the Building Official may order the same to be done without delay.

**RBC112.2.9.6 Timely Abatement.** To assist in the rapid abatement of vacant buildings in violation of this Section:

**RBC112.2.9.6.1 Authority of City Engineer to Abate.** Where there has been no compliance with Building Official's order, the City Engineer may contract to provide the services needed upon demand of the Building Official through the year. The City Engineering Department is authorized to perform the abatement at the Building Official's request.

**RBC112.2.9.6.2 Report.** Where, upon the order of the Building Official, a vacant building has been cleaned, boarded, and sealed, the Building Official shall then prepare and file with the City Clerk a report specifying the work done, the itemized and total cost of the work, a description of the real property upon which the building was located, and the names and addresses of persons entitled to notice under this Section. Upon receipt of the report, the City Clerk shall be governed by the provisions of Section RBC112.4 of this Code and applicable provisions of City Tax Code.

**RBC112.2.9.7 Applicability.** This Section shall be construed as an addition to, and not inconsistent with applicable provisions of the Fire Code adopted by the Fire Authority.

## **RBC112.2.10 Emergency Orders.**

**RBC112.2.10.1 Issuance of Order.** If any building or structure constituting a dangerous building under Section RBC112.1 of this Code is in a condition as to make it immediately dangerous to life, limb, property, or the safety of the public or its occupants, the Building Official may, in addition to ordering that the building or structure be vacated pursuant to Section RBC112.2.8.3 of this Code, issue an order, without prior notice and hearing, declaring that an emergency exists and requiring that temporary action, not constituting either repair in accordance with the current Building Code or demolition, be taken as deemed necessary to abate the emergency. This order may be issued to the record owner of the property, the owner's agent, or any person entitled to notice under Section RBC112.2.5 of this Code. Notwithstanding any provision of Section RBC112 of this Code to the contrary, this order shall be effective immediately.

**RBC112.2.10.2 Compliance with Order.** Any person to whom an emergency order is issued shall comply with that order immediately, and it shall be unlawful to fail or refuse to comply with such an order.

**RBC112.2.10.3 Failure to Comply.** In the event that the person to whom the emergency order is

issued fails or refuses to immediately comply therewith, the Building Official may request, without prior notice to any party, that the City Engineer take any action as required by the terms of the emergency order. The provisions of Section RBC112.4 of this Code shall apply to any emergency abatement.

**RBC112.2.10.4 Action to Abate.** The Building Official shall, either simultaneously with or as soon after the issuance of an emergency order as possible, institute action in accordance with the provisions of Section RBC112 of this Code to permanently abate the dangerous building or structure.

### **RBC112.3 APPEALS AND HEARINGS.**

**RBC112.3.1 Form of Appeal.** Any person entitled to service under Section RBC112.2.5 of this Code may appeal from any notice and order to any action of the Building Official by filing at the Office of the Building Official within thirty (30) calendar days from the date of the service of the order a written appeal containing:

1. A heading in the words: "Before the Regional Board of Appeals".
2. A caption reading: "Appeal of \_\_\_\_\_," giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement, in ordinary and concise language, of the specific order or action protested, together with any material facts claimed to support the contentions of the applicant.
5. A brief statement, in ordinary and concise language, of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified or otherwise set aside.
6. The signature of all parties named as appellants, and that, in ordinary and concise language, of the specific order or action protested, together with any material facts claimed to support the contentions of the applicant.
7. The signature of all parties named as appellants, and their official mailing addresses.
8. The verification (by declaration under penalty or perjury) of all appellants as to the truth of the matters stated in the appeal.

**RBC112.3.2 Failure to Appeal.** Failure of any person to file an appeal in accordance with the provisions of Section RBC112.3.1 of this Code shall constitute a waiver of that person's right to an

administrative hearing and adjudication of the notice and order, or any portion thereof.

**RBC112.3.3 Staying Order under Appeal.** Except for vacation orders made pursuant to Section RBC112.2.8 of this Code or emergency orders issued pursuant to Section RBC112.2.10 of this Code, enforcement of any notice and order of the Building Official issued under this Code shall be stayed during the pendency of an appeal therefrom that is properly and timely filed.

**RBC112.3.4 Processing Appeal.** Upon receipt of any appeal filed pursuant to this Section, the Building Official shall present it at the next regular or special meeting of the Board of Appeals.

As soon as practicable, after receiving the written appeal, the Board of Appeals shall fix a date, time and place for the hearing of the appeal by the Board. This date shall not be less than ten (10) calendar days nor more than sixty (60) calendar days from the date the appeal was filed with the Building Official. Written notice of the time and place of the hearing shall be given at least ten (10) calendar days prior to the date of the hearing to each appellant by the secretary of the Board either by causing a copy of the notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the appellant's address shown on the appeal.

**RBC112.3.5 Scope Of Hearing On Appeal.** Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

#### **RBC112.3.6 Procedure for Hearing Appeals.**

**RBC112.3.6.1 Hearing Examiners.** The Board may appoint one or more hearing examiners or designate one or more of its member to serve as hearing examiners to conduct the hearings. The examiner hearing the case shall exercise all powers relating to the conduct of hearings until it is submitted by the examiner to the Board for decision.

**RBC112.3.6.2 Records and Reports.** A record of the entire proceedings shall be made by live voice recording determined to be appropriate by the Board. The proceedings at the hearing shall also be reported by a phonographic, or other reporting system, if requested by any party thereto. A transcript of the proceedings shall be made available to all parties upon request and payment of the fee prescribed therefor. Fees may be established by the Board, but shall in no event be greater than the cost involved to produce the transcript for the requesting party.

**RBC112.3.6.3 Continuances.** The Board may grant a continuance for good cause shown; however, when a hearing examiner has been assigned to a hearing, no continuances may be granted except by the examiner for good cause shown so long as the matter remains before the examiner.

**RBC112.3.6.4 Oaths; Certification.** In any proceedings under this Section, the Board, and Board member, or the hearing examiner has the power to administer oaths and affirmations and to certify to official acts.

**RBC112.3.6.5 Reasonable Dispatch.** The Board and its representatives shall proceed with reasonable dispatch to conclude any matter before it. Due regard shall be shown for the convenience and necessity of any parties or their representatives.

**RBC112.3.7 Form Of Notice Of Hearing.** The notice to appellant shall be substantially in the following form, but may include other information:

You are hereby notified that a hearing will be held before (the Board or name of hearing examiner) at \_\_\_(PLACE)\_\_\_ on the \_\_\_(DATE)\_\_\_ day of \_\_\_(MONTH)\_\_\_, \_\_\_(YEAR)\_\_\_, at the hour upon the notice and order served upon you. You may be present at the hearing. You may be, but need not be, represented by counsel. You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You may request the issuance of subpoenas to compel the attendance of witnesses, and the production of books, documents or other things by filing an affidavit therefor with (Board or name of hearing examiner).

**RBC112.3.8 Subpoenas.**

**RBC112.3.8.1 Filing of Affidavit.** The Board or examiner may obtain the issuance and service of a subpoena for the attendance of witnesses or the production of other evidence at a hearing upon the request of a member of the Board or upon the written demand of any party. The issuance and service of this subpoena shall be obtained upon the filing of an affidavit therefor that states the name and address of the proposed witness, specifies the exact things sought to be produced and the materiality thereof in detail to the issues involved; and states that the witness has the desired things in the witness' possession or under the witness' control. A subpoena need not be issued when the affidavit is defective in any particular.

**RBC112.3.8.2 Cases Referred to Examiner.** In cases where a hearing is referred to an examiner, all subpoenas shall be obtained through the examiner.

**RBC112.3.8.3 Penalties.** Any person who refuses, without lawful excuse, to attend any hearing or to produce material evidence in the person's possession or under the person's control as required by any subpoena served upon the person as provided for herein, shall be guilty of a misdemeanor.

**RBC112.3.9 Conduct of Hearing.**

**RBC112.3.9.1 Rules.** Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

**RBC112.3.9.2 Oral Evidence.** Oral evidence shall be taken only on oath or affirmation.

**RBC112.3.9.3 Hearsay Evidence.** Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this State.

**RBC112.3.9.4 Admissibility of Evidence.** Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule that might make improper the admission of any evidence over objection in civil actions in courts of competent jurisdiction in this State.

**RBC112.3.9.5 Exclusion of Evidence.** Irrelevant and unduly repetitious evidence shall be excluded.

**RBC112.3.9.6 Rights of Parties.** Each party shall have these rights among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;
2. To introduce documentary and physical evidence;
3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
4. To impeach any witness regardless of which party first called to testify;
5. To rebut the evidence against the party;
6. To represent the party or to be represented by anyone of the party's choice who is lawfully permitted to do so.

**RBC112.3.9.7 Official Notice.**

**RBC112.3.9.7.1 What May be Noticed.** In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact that may be judicially noticed by the courts of the State, or of official records of

the Board or Departments and ordinances of the City, or rules and regulations of the Board.

**RBC112.3.9.7.2 Parties to be Notified.** Parties present at the hearing shall be informed of the facts to be noticed, as shall be noted in the record, referred to therein, or appended thereto.

**RBC112.3.9.7.3 Opportunity to Refute.** Parties present at the hearing shall be given a reasonable opportunity, on request, to refute the officially noticed matters by evidence or by written or oral presentation of authority, the manner of refutation to be determined by the Board or hearing examiner.

**RBC112.3.9.7.4 Inspection of the Premises.** The Board or the hearing examiner may inspect any building or premises involved in the appeal during the course of the hearing provided that:

**RBC112.3.9.7.4.1 Notice of the Inspection.** Notice shall be given to the parties before the inspection is made;

**RBC112.3.9.7.4.2 Opportunity to Be Present.** The parties are given an opportunity to be present during the inspection; and

**RBC112.3.9.7.4.3 Conclusions, Right To Rebut.** The Board or the hearing examiner shall state for the record upon completion of the inspection the material facts observed and the conclusions drawn therefrom. Each party then shall have a right to rebut or explain the matters so stated by the Board or hearing examiner.

### **RBC112.3.10 Method and Form of Decision.**

**RBC112.3.10.1 Hearing Before Board.** Where a contested case is heard before the Board itself, no member thereof who did not hear the evidence or who has not read the entire record of the proceedings shall vote on or take part in the decision.

**RBC112.3.10.2 Hearing Before Examiner.** If a contested case is heard by a hearing examiner alone, the hearing examiner shall, within a reasonable time (not to exceed ninety (90) calendar days from the date the hearing is closed) submit a written report to the Board. This report shall contain a brief summary of the evidence considered and state the examiner's findings, conclusions and recommendations. The report also shall contain a proposed decision in such form that it may be adopted by the Board as its decision in the case. All examiners' reports filed with the Board shall be matters of public record. A copy of each report and proposed decision shall be mailed to each party on the date they are filed with the Board.

**RBC112.3.10.3 Consideration of Report by Board; Notice.** The Board shall fix a time, date and place to consider the examiner's report and proposed decision. Notice thereof shall be mailed to each interested party not less than five (5) calendar days prior to the date fixed, unless it is otherwise stipulated by all of the parties.

**RBC112.3.10.4 Exceptions to Report.** Not later than two (2) calendar days before the date set to consider the report, any party may file written exception to any part or all of the examiner's report and may attach thereto a proposed decision together with written argument in support of the decision. By leave of the Board, any party may present oral argument to the Board.

**RBC112.3.10.5 Disposition of the Board.** The Board may adopt or reject the proposed decision in its entirety or may modify the proposed decision. If the proposed decision is not adopted, the Board may decide the case upon the entire record before it, with or without taking additional evidence, or may refer the case to the same or another hearing examiner to take additional evidence. If the case is reassigned to a hearing examiner, that examiner shall prepare a report and proposed decision as provided in Section RBC112.3.10.2 of this Code above after any additional evidence is submitted. Consideration of this proposed decision by the Board shall comply with the provisions of this Section.

**RBC112.3.10.6 Form of Decision.** The decision shall be in writing and shall contain findings of fact, a determination of the issues presented, and the requirements to be complied with. A copy of the decision shall be delivered to the appellant personally or sent to the appellant at the address set forth in the appeal by certified mail, postage prepaid, return receipt requested.

**RBC112.3.10.7 Effective Date of Decision.** The effective date of the decision shall be as stated therein.

**RBC112.3.11 Enforcement of Order.** After any order of the Building Official or the Board of Appeals made pursuant to Section RBC112 of this Code becomes final, no person to whom the order is directed shall fail, neglect or refuse to obey the order. Any person who fails to comply with the order shall be deemed guilty of a misdemeanor.

### **RBC112.3.12 Failure to Obey Order.**

**RBC112.3.12.1 Prosecution or Abatement.** If, after any order of the Building Official or Board of Appeals made pursuant to Section RBC112 of this Code becomes final, the person to whom the order is directed fails, neglects or refuses to obey the order, the Building Official may:



1. Cause the person to be prosecuted under Section RBC112.3.11 of this Code above; or
2. Institute any appropriate action to abate the building in question as a public nuisance.

**RBC112.3.12.2 Timely Action.** Whenever the required repair or demolition is not commenced within thirty (30) calendar days after any final notice and order issued under this Section becomes effective:

1. The Building Official shall cause the building described in the notice and order to be vacated by posting at each entrance thereto a notice reading:

**DANGEROUS BUILDING**

**DO NOT OCCUPY**

**It is a misdemeanor to occupy the building or to remove or deface this notice.**

**Building Official**

**Pikes Peak Regional Building Department**

2. No person shall occupy any building that has been posted as specified in this subsection. No person shall remove or deface any notice so posted until the repairs, demolition, or removal ordered by the Building Official have been completed and a certificate of occupancy issued pursuant to the provisions of this Code.
3. The Building Official may, in addition to any other remedy herein provided, cause the building to be repaired to the extent necessary to correct the conditions that render the building dangerous as set forth in the notice and order, or, if the notice and order required demolition, to cause the building to be sold and demolished or demolished and the materials, rubble and debris therefrom removed and the lot cleaned. Any such repair or demolition work shall be accomplished and the cost thereof paid and recovered in the manner hereinafter provided in this Code. Any surplus realized from the sale of the building, or from the demolition thereof, over and above the cost of demolition and of cleaning the lot, shall be paid over to the person or persons lawfully entitled thereto.

**RBC112.3.13 Extension of Time.** Upon receipt of an application from the person required to conform to the order and an agreement by this person that this person comply with the order if allowed additional time, the Building Official may, with discretion, grant an extension of time, not to exceed an additional one hundred twenty (120) calendar days within which to complete ordered repair, rehabilitation, or demolition, if the Building Official determines that an extension of

time will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, rehabilitation, or demolition of the premises and will not in any way affect or extend the time to appeal any notice or order.

**RBC112.3.14 Work Performance On Repair Or Demolition.**

**RBC112.3.14.1 Procedure.** When any work or repair demolition is to be done pursuant to Section RBC112.3.12 of this Code, the Building Official shall issue an order to the City Engineer and the work shall be accomplished by City personnel or by private contract under the direction of the City Engineer. Construction documents may be prepared by the City Engineer, or any design professional approved by the Building Official, as deemed reasonably necessary, on a contract basis. If any part of the work is to be accomplished by private contract, standard contractual procedures shall be followed.

**RBC112.3.14.2 Cost.** The cost of this work shall be paid from the General Fund, and may be made a special assessment against the property involved, or may be made a personal obligation of the property owner, or both, whichever the governing body of the Jurisdiction shall determine is appropriate.

**RBC112.3.15 Interference With Repair Or Demolition.** No persons shall obstruct, impede or interfere with any person who owns or holds any estate or interest in any building that has been ordered repaired, vacated or demolished under the provisions of Section RBC112 of this Code, or with any person to whom the building has been lawfully sold pursuant to the provisions hereof whenever an officer, employee, contractor or authorized representative of the City, person having an interest or estate in the building or structure, or purchaser is engaged in the work of repairing, vacating, and repairing, or demolishing of the building, pursuant to the provisions of Section RBC112 of this Code, or in performing any necessary act preliminary to or incidental to any work or authorized or directed pursuant to Section RBC112 of this Code.

**RBC112.4 RECOVERY OF COSTS**

**RBC112.4.1 Report Account of Expenses.** The City Engineer shall keep an itemized account of the expenses incurred by the City in the repair or demolition of any building done pursuant to the provisions of Section RBC112.3.12.2 Item 3 of this Code. Upon the completion of the work of repair or demolition, the City Engineer shall prepare and file with the City Clerk a report specifying the work done, the itemized and total cost of the work, a description



of the real property upon which the building or structure is or was located, and the names and addresses of the persons entitled to notice pursuant to Section RBC112.2.5 of this Code.

Upon receipt of this report, the City Clerk shall fix a time, date and place for hearing the report, and any protest of objections thereto. The City Clerk shall cause notice of the hearing to be posted upon the property involved, published once in a newspaper of general circulation in the City, and served by certified mail, postage prepaid, addressed to the owner of the property as the owner's name and address appears on the assessment roll of the County Assessor, if it so appears or is known to the Clerk. The notice shall be given at least ten (10) calendar days prior to the date set for hearing, and shall specify the day, hour, and place when the Council will hear and pass upon the City Engineer's report, together with any objections or protests that may be filed as hereinafter provided by any person interested in or affected by the proposed charge.

**RBC112.4.2 Protest and Objections.** Any person interested in or affected by the proposed charge may file written protests or objections with the City Clerk at any time prior to the time set for the hearing on the report of the City Engineer. Each protest or objection shall contain a description of the property in which the signer thereof is interested and the grounds of the protest or objection. The City Clerk shall endorse on every protest or objection the date it was received by the Clerk and shall present protests or objections to the Governing body of the Jurisdiction at the time set for the hearing. No other protests or objections shall be considered.

**RBC112.4.3 Hearing on Report; Protests.** Upon the day and hour fixed for the hearing, the City shall hear and pass upon the report of the City Engineer together with any objections or protests. The City may make revision, correction, or modification in the report or the charge as deemed just; and when the City is satisfied with the correctness of the charge, the report (as submitted or as revised, corrected or modified) together with the charge shall be confirmed or rejected. The decision of the City on the report and the charge, and on protests or objections, shall be final and conclusive.

**RBC112.4.4 Personal Obligation or Special Assessment.** The City may thereupon order that the charge shall be made a personal obligation of the property owner, or assess the charge against the property involved, or both.

**RBC112.4.4.1 Personal Obligation.** If the City orders that the charge shall be a personal obligation of the property owner, it shall direct the city attorney to collect the same on behalf of the City by use of all appropriate legal remedies.

**RBC112.4.4.2 Special Assessment.** If the City orders that the charge shall be assessed against the property, it shall confirm the assessment roll, and thereafter this assessment shall constitute a special assessment against and a lien upon the property, and shall be collected in the same manner as other special assessments of the City.

**RBC112.4.4.3 Authority for Installment Payments.** Eligible persons who are determined to have a marginal income such that they cannot pay an assessment or personal obligation levied under this Section, either against the property on which they reside or against themselves personally, may be afforded relief as hereinafter provided.

1. Within thirty (30) calendar days after the assessment or the personal obligation is ordered by the City, the application for relief shall be filed with the City Clerk.
2. The Hardship Committees shall review the application for the relief from the assessment or personal order. In order to determine the applicant's eligibility, the Committee shall use the criteria established in the applicable City Code, except that ownership of real property need not be required.
3. If it is determined that the applicant is eligible and that any person would probably default on the assessment, the Committee may authorize the execution with the applicant of an installment note for the payment of the assessment or personal obligation. The note shall be secured by a deed of trust, or if not available, by some other security reasonably available or appropriate. If no security is reasonably available or appropriate, then none shall be required. The installment note shall provide that the property owner shall make monthly payments to the City Treasurer; that the payments shall not be less than five dollars (\$5.00) and shall be sufficient to repay the amount within a period of not more than twenty-five (25) years; that interest shall be charged at a rate of three percent (3%) per annum on the unpaid balance; that the entire outstanding balance shall become due and payable upon the death of the obligor or the sale or transfer of the property; that if at any time the City determines that the obligor is financially able to pay the outstanding balance, or that the obligor has willfully misrepresented the obligor's financial condition on the obligor's application, it may upon sixty (60) calendar days notice declare the entire balance due and payable.

**RBC112.4.5 Contest Assessment.** The validity of any assessment made under the provisions of Section

RBC112 of this Code shall not be contested in any action or proceeding unless the same is commended within thirty (30) calendar days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in the action or proceeding must be perfected within thirty (30) calendar days after the entry of the judgment.

#### **RBC112.4.6 Lien of Assessment.**

**RBC112.4.6.1 Priority.** Immediately upon its being placed on the assessment roll, the assessment shall be deemed to be complete, the several amounts assessed shall be payable, and the assessments shall be liens against the lots or parcels of land assessed, respectively. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property, and shall be paramount to all other liens except for State, County and Municipal taxes with which it shall be upon a parity. The lien shall continue until the assessment and all interest due and payable thereon are paid.

**RBC112.4.6.2 Interest.** Any assessments remaining unpaid after thirty (30) calendar days from the date of recording on the assessment roll shall become delinquent and shall bear interest at the rate of one percent (1%) per month from and after this date.

**RBC112.4.7 Report to Assessor and Tax Collector.** After confirmation of the report, certified copies of the assessment shall be given to the County Treasurer on or before October 15.

**RBC112.4.8 Collection of Assessment.** The amount of the assessment shall be collected at the same time and in the same manner as general taxes are collected; and shall be subjected to the same penalties and procedure and sale in case of delinquency as provided for general municipal taxes. All laws applicable to the levy, collection and enforcement of general municipal taxes shall be applicable to the assessment.

If the City has determined that the assessment shall be paid in installments, each installment and any interest thereon shall be collected in the same manner as general and municipal taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for sale as provided for general municipal taxes.

**RBC112.4.9 Repayment of Repair and Demolition Fund.** All money recovered by payment of the charge or assessment or from the sale of property at foreclosure sale shall be paid to the City Treasurer, who shall credit the same to the Repair and Demolition Fund.

## CHAPTER 2 – CONTRACTOR LICENSING

### SECTION RBC201 - GENERAL PROVISIONS

**RBC201.1 GENERAL.** Licensing, registration and performance of contractors shall be in accordance with the provisions of this Chapter.

#### **RBC201.2 DEFINITIONS.**

**Contractor.** Within the meaning of this Code, a contractor is defined as any person, firm, partnership, corporation, association, or other organization or any combination thereof, who builds, constructs, alters, adds to, repairs, moves, or wrecks any building or structure, on any property as an occupation, having a qualified examinee or registrant as an employee or principal. The examinee shall be an authorized agent for the contractor. All licenses or registrations required under this Code shall be issued in the name of the contractor.

**Examinee.** An individual who:

1. Shall pass the test required by the Building Official evidencing the Examinee's satisfactory knowledge of the applicable code or codes; and
2. Shall be found qualified by the appropriate Committee in accordance with Section RBC111 of this Code as to education, training and experience to perform the type of work permitted under the specific Contractor's license granted; and
3. Shall recognize the obligation to comply with all provisions of this Code with regard to any work performed by the examinee; and
4. Shall be employed by only one contractor at any given time; and
5. Is the principal contact between the Contractor and the Building Department for plan submittal, permit application, code compliance, inspection requests, license renewal, compliance with insurance requirements and other obligations imposed by this Code; and
6. Shall be responsible for all permits obtained under the license and for all work performed under all permits on a specific project, including, but not limited to, mechanical, plumbing, and electrical permits obtained by subcontractors employed by the contractor; and
7. Shall be the agent for the Contractor and shall be responsible for all actions in connection with the license and all permits obtained under the license; and
8. Shall be subject to the provisions of Sections RBC201.11.3 and RBC201.11.4 of this Code; and
9. Shall have other responsibilities as are defined in this Code.

**Principal.** Any officer or director of a corporation, any general partner in a general or limited partnership, or any venture partner in a joint venture shall be deemed to be a principal.

**Registrant.** A registrant is a master plumber or master electrician licensed in the state of Colorado and registered with the Building Department as provided in Section RBC201.5 of this Code.

**Residential Construction Consulting.** Advising, assisting or participating with unlicensed persons, as provided in Section RBC201.3 of this Code, in the physical construction of buildings.

**RBC201.3 LICENSES REQUIRED.** Licenses shall be required to perform any work requiring a permit. It shall be a violation of this Code for any person to contract to perform any work without a license.

**Exception:** Any person who owns and resides in or intends to reside on a property suitable for a one- or two-family dwelling, may:

1. Construct or erect on that property without a license one (1) one- or two-family dwelling and any structures accessory thereto intended for the owner's personal use. The owner is limited to the construction or erection of one (1) one- or two-family dwelling and any structures accessory thereto in any twelve (12) month period and the construction or erection of a total of no more than five (5) one- or two- family dwellings and any structures accessory thereto during the person's lifetime.
2. Enlarge, remodel, alter, repair, maintain, improve, convert or demolish without a license any one- or two- family dwelling and structures accessory thereto.

#### **RBC201.4 PROHIBITED WORK.**

**RBC201.4.1 Owners Not Residing in a Dwelling.** Agents or owners of any dwellings who do not reside in the building may not perform any work requiring permits in accordance with this Code unless they are licensed or registered in accordance with this Chapter.

**RBC201.4.2 Residential Construction Consulting.** All persons or entities that engage in the business of residential construction consulting, as defined in Section RBC201.2 of this Code, are prohibited from engaging in this conduct or work unless this individual or entity has first met the licensing requirements and obtained the appropriate license to perform the construction work. This

provision is not intended to regulate the activities of building design professionals.

#### **RBC201.5 APPLICATION AND QUALIFICATIONS.**

Applications for licenses and registrations shall be on forms supplied by the Building Department and shall require such information as the appropriate Committee may request, and shall be accompanied by the required fees as set out in Section RBC202 of this Code. Applicants shall be at least eighteen (18) years of age.

#### **RBC201.6 EXAMINATION OF APPLICANTS; ISSUANCE OF LICENSES; REGISTRATION.**

**RBC201.6.1 Examination.** All applicants for licensing under this Code must have an examinee take the examination required by the Building Official. Examinations shall be given at reasonable intervals. If the examinee fails the first examination, the examinee may take another examination after thirty (30) calendar days. If the examinee fails the second or any subsequent examination, the examinee may take another examination after six (6) months. The Advisory Committees may deviate from this time requirement when they feel there are extenuating circumstances.

**Exception:** Whenever the laws of the State of Colorado require that a particular trade be licensed by the State, examination and licensing by the Building Department shall be waived. Instead, these contractors shall register with the Building Department. A current state license shall be a prerequisite for registration, which shall be issued upon payment of the annual fee and evidence of insurance as prescribed in this Code.

#### **RBC201.6.2 Notice; Licensing.**

##### **RBC201.6.2.1 Contractor License Applicants.**

The Building Official shall cause to be published in a local newspaper with regional coverage a list of all contractor license applicants and solicit commentary from the public at least two (2) weeks prior to consideration of the licenses by the Board of Review.

##### **RBC201.6.2.2 Conditional Licenses.**

When recommended for approval by the appropriate advisory committee, a conditional license, limited to one permit, may be issued by the Building Official, pending review by the Board of Review. Except in cases where fraud or falsification of the application can be shown, the applicant shall be permitted to complete this one permit issued under this conditional license.

##### **RBC201.6.2.3 Issuance; Fee.**

If, in the opinion of the Board of Review, after recommendation by the appropriate Advisory Committee, the applicant for a license is qualified by knowledge, training, and experience to do the type of work envisioned under

the specific contractor's license applied for, it shall direct the Building Official to issue the applicant a license upon payment of the annual fee prescribed in Table RBC202.6 of this Code, and upon providing evidence of the required insurance. Each annual fee shall be in addition to the application fee. As concerns evidence of knowledge, the successful passing of examinations required by this jurisdiction shall be deemed prima facie evidence of the requisite knowledge of contractor's examinee. Determination and evaluation of experience and training shall be accomplished by the respective Committees under guidelines set forth from time to time by the Building Official.

##### **RBC201.6.3 Special Limited Licenses.**

Any Board or Committee referred to in Section RBC111 of this Code may recommend, and the Board of Review shall have the authority to grant to any applicant, a special limited license, for the sole purpose of evaluating the training and experience of an applicant who has otherwise fulfilled all the Code requirements prerequisite to the granting of any contractor's license. This special limited license shall be issued only for work authorized under the specific contractor's license applied for by the applicant, and shall terminate after the completion of work done pursuant to any permits issued for work covered by the special limited license. The Committee shall, after completion of the work authorized by any permits, cause the work to be reviewed and shall report their recommendations concerning the applicant's qualifications in the license category applied for to the Board of Review for its consideration of the original application for the specific contractor's license requested.

##### **RBC201.6.4 Requirements.**

No permits shall be issued to any contractor who has not first obtained a license or registration as required in this Code, or who is delinquent in the payment of the respective annual fee, or whose license or registration has been suspended or revoked by action of the Board of Review.

##### **RBC201.6.5 Permits Issued to Contractor.**

On any work requiring a licensed contractor, permits shall be issued only to the contractor or to a representative authorized by the contractor.

##### **RBC201.6.6 Felony; Criminal Fraud.**

No person or entity convicted by a court having competent jurisdiction of a felony, or for civil or criminal fraud, constructive or actual, for work related to any license issued by this jurisdiction, or for work related to the building trades in any jurisdiction, shall be granted a license or registration, or serve as an examinee for a contractor in this jurisdiction.

**RBC201.7 INSURANCE REQUIREMENTS.**

**RBC201.7.1 Insurance Certificate.** Before a license or registration can be issued, the contractor shall file with the Building Official a certificate signed by a licensed agent of an insurance company stating that the worker's compensation and general liability (including premises/operations and products/completed operations) policies required by this Code have been issued to the contractor. This certification shall include the policy number or numbers, the name of the company, the effective and expiration dates, and the limits of the policies. The minimum required

insurance coverage shall be in accordance with Table RBC201.7 of this Code.

**Exception:** If a wrecking contractor, or a building contractor acting as a wrecking contractor, proposes to demolish a building that is, in the opinion of the Building Official, sufficiently removed from other buildings or structures so as not to become a hazard or cause damage to other buildings or structures during the course of demolition, the Building Official, using discretion, may waive the Explosion, Collapse and Underground provisions of this Code.

**Table RBC201.7 INSURANCE REQUIREMENTS**

LICENSE CATEGORY	GENERAL LIABILITY POLICY (\$)			XCU**
	Bodily injury	Property damage	C.S.L.*	
<b>Building Contractor A</b>	100,000/300,000	100,000	500,000	X
<b>Building Contractor B or C</b>	100,000/300,000	100,000	300,000	
<b>Building Contractor D</b>				
<b>1. Single trade</b>	50,000/100,000	100,000	300,000	X
<b>2. Wrecking Contractor A</b>	300,000/500,000	100,000	750,000	500,000
<b>3. Wrecking Contractor B</b>	100,000/300,000	100,000	500,000	200,000
<b>4. Moving Contractor</b>	100,000/300,000	100,000	500,000	X
<b>5. Sign Contractor A</b>	50,000/100,000	100,000	300,000	
<b>6. Sign Contractor B</b>	X	X	300,000	
<b>7. - 11. Fire-suppression Contractor</b>	50,000/100,000	100,000	300,000	
<b>Building Contractor E or F</b>	50,000/100,000	100,000	300,000	
<b>Electrical, Fire Alarm, Mechanical, Plumbing &amp; Water Connected Appliance Contractors</b>	50,000/100,000	100,000	300,000	
Worker's Compensation required in accordance with State Statues				
* =Combined Single Limit, ** = Explosion, Collapse & Underground				

**RBC201.7.2 Cancellation; Reduction of Insurance.** Each policy of insurance shall contain an endorsement to the effect that the insurance carrier shall notify the Building Department at least ten (10) calendar days in advance of the effective date of any reduction or cancellation of the policy. The lapse, cancellation or reduction of insurance shall be cause for automatic suspension of the license until the required coverage is reinstated.

**RBC201.8 RESPONSIBILITY OF CONTRACTORS.**

**RBC201.8.1 Responsible for All Work.** A contractor shall be responsible for the code compliance of all work included in the scope of the permit issued to the contractor whether or not the work is done by the contractor directly or by any subcontractors.

**RBC201.8.2 Unsafe Conditions.** It shall be the responsibility of each mechanical contractor and heating mechanic IV to report unsafe equipment and conditions to the serving gas supplier. Unsafe conditions are defined as those that constitute a fire or health hazard or are otherwise dangerous to human life.

**RBC201.8.3 Signature.** When required by the serving gas supplier, the signature of the individual actually accomplishing the repairs shall be provided to clear the deficiencies identified on the serving gas suppliers red tag. The signature shall be that of a licensed Heating Mechanic IV employed by a Mechanical Contractor duly licensed under other provisions of this Code to perform the work.



**RBC201.9 CONTINUATION OF BUSINESS; REEXAMINATION.** The respective contractor's rights to do business shall be dependent upon the continued retention of the examinee or registrant as an employee or principal. Whenever the examinee's or registrant's employment is terminated, the contractor shall immediately notify the Building Official. Upon termination, there shall be a thirty (30) calendar day grace period in order to acquire a qualified replacement before automatic termination of the license or registration and re-registration or reexamination and approval by the Board of Review are required.

**RBC201.10 EXPIRATION OF LICENSES AND REGISTRATIONS; RENEWALS.**

**RBC201.10.1 Expiration.** All licenses and registrations shall expire on the last day of the twelfth (12<sup>th</sup>) month following the date of issuance unless otherwise provided. Regardless of the actual renewal date, the licensing period shall be as established by the original issue date.

**RBC201.10.2 Limitations.** No permits may be obtained, nor work already under permit be continued, after the expiration date until the license or registration has been renewed as provided for herein.

**RBC201.10.3 Standard Renewal.** Licenses and registrations may be renewed by the Building Official without re-examination upon the payment of the fees required herein, providing the license or registration has not been suspended or revoked by action of the Board of Review and providing the renewal is accomplished within forty-five (45) calendar days of the expiration date of the license.

**RBC201.10.4 Renewal with Fees.** Failure to renew a license within this forty-five (45) calendar day period after the expiration date of the license will require payment of a fifty percent (50%) penalty if renewed within ninety (90) calendar days of the expiration date. All requests for renewals after ninety (90) calendar days from the expiration date shall require re-application, examination, evaluation by the respective Committee, and approval by the Board of Review.

**RBC201.10.5 Discount.** License or registration fees may be discounted ten percent (10%) of the annual fee if the renewal is made for three (3) years. Neither license nor registration fees shall be prorated for any portion of a year.

**RBC201.10.6 Late Renewal.** A late renewal shall not serve to change the license period.

**RBC201.11 REVOCATION OR SUSPENSION OF LICENSES AND REGISTRATIONS.**

**RBC201.11.1 Definitions.**

**Incident Report.** As used in Section RBC201.11.2 of this Code, an "incident report" is a written record of less serious though substantial or repeated code violations by a contractor and/or its examinee or registrant. Incident reports shall be kept in the contractor's and/or examinee's or registrant's permanent file, with a copy to any party cited, for a period of three (3) years, at which time they will be discarded. "Incident reports" may be filed by advisory committees, the Board of Review, or the Building Official.

**Letter of Reprimand.** As used in Section RBC201.11.2 of this Code, a "letter of reprimand" is a written admonishment issued by either the advisory committee or the Board of Review, to be placed and remain in a contractor's and/or examinee's or registrant's permanent file, with a copy provided to any party cited, evidencing a finding of serious code violations or ordinary negligence related to work performed under this Code.

**Ordinary Negligence.** As used in Section RBC201.11.3 of this Code, "ordinary negligence" is defined as a failure to do an act that a reasonably careful contractor or other person would do, or the doing of an act that a reasonably careful contractor or other person would not do, under the same or similar circumstances to protect the contractor's client or the public from injury or property damage. An act required to be done under this Code shall be presumed to be an act done to protect the public from injury or property damage.

**Revocation.** "Revocation" as used in this section shall be defined as the removal of a contractor's license or registration or the right of a contractor's principals or examinee or registrant to serve as a contractor or examinee or registrant for another contractor for an unlimited time. Upon revocation of a license or registration, the contractor shall immediately stop all work underway that is covered by this Code. This work shall not resume until an appropriately licensed or registered contractor obtains a permit for the work.

**Suspension.** "Suspension" as used in this section shall be defined as the temporary removal of a contractor's license or registration or the right of a contractor's principals or examinee or registrant to serve as a contractor or examinee or registrant for another contractor for a period of time to be specified by the Board of Review, but not to exceed six (6) months. Upon suspension of a license or registration, the contractor shall immediately stop all work underway that is covered by this Code. This work shall not resume until an appropriately licensed or registered contractor obtains a permit for the work or until the suspension is lifted, in

which case the contractor may resume the work after obtaining a valid permit for the work.

**Willful and Wanton Negligence.** As used in Section RBC201.11.3 of this Code, "willful and wanton negligence" is the doing of an act, or the failure to do an act that creates a substantial degree of risk of harm to another or another's property, and the contractor or other person doing the act, or failing to act, is aware of the risk and thereafter purposefully does the act, or fails to act, without any reasonable justification, without regard to the consequences or of the rights and safety of the other or the other's property.

**Willfully.** As used in Section RBC201.11.3 of this Code, "willfully" is defined as designed; intentional; not accidental or involuntary; proceeding from a conscious motion of the will. A willful act may be described as one done intentionally, knowingly, and purposefully, without justifiable excuse, as distinguished from an act done carelessly, thoughtlessly, heedlessly, or inadvertently.

## **RBC201.11.2 Complaint Procedures.**

**RBC201.11.2.1 Notice to Appear.** The Building Official shall, upon receipt of a written complaint, sworn to before a notary public, alleging violations of this Code, require any contractor licensed or registered pursuant to this Code, and/or its examinee or registrant, to appear before any of the duly appointed advisory committees for hearing the complaint. The Building Official may also, with discretion, require any contractor licensed or registered pursuant to this Code, and/or its examinee or registrant, to appear before the duly appointed advisory committee for hearing of a complaint of the Building Official.

**RBC201.11.2.2 Form of Notice.** The contractor and/or its examinee or registrant shall be given a copy of the complaint and written notice of the time and the place of any contemplated hearing before an advisory committee at least twenty (20) calendar days prior to the hearing. The written notice and complaint shall be served personally or posted by certified mail, return receipt requested, to the contractor's and/or its examinee's or registrant's last known mailing address.

**RBC201.11.2.3 Right to Due Process.** At any hearing before an Advisory Committee, the contractor and/or the contractor's examinee or registrant shall be entitled to have the benefit of legal counsel of their choice and at their expense, and shall have the right to present their case by oral and documentary evidence, to submit rebuttal evidence, and to conduct any cross-examination as may be required for a full and true disclosure of the facts.

## **RBC201.11.2.4 Advisory Committee Powers.**

An Advisory Committee, after review of the evidence presented, shall have the power by majority vote to have an incident report or letter of reprimand entered into the contractor's and/or the contractor's examinee's or registrant's permanent files if any of these have been found to have violated provisions of this Code. If the committee finds evidence of any act or omission set out in Section RBC201.11.3 of this Code, it may recommend that the evidence be heard by the Board of Review. Any such hearing shall be held pursuant to the provisions of Sections RBC201.11.2.2 and RBC201.11.2.3 of this Code above.

**RBC201.11.2.5 Board of Review Powers.** If, in the opinion of three (3) of the five (5) members of the Board of Review, the evidence presented at any hearing before it supports a finding that the contractor and/or its examinee or registrant committed one or more of the acts or omissions set out in Section RBC201.11.3 of this Code, the Board of Review shall have the power to:

1. Suspend or revoke the contractor's license.
2. Suspend or revoke the right of the contractor's principal and/or examinee or registrant to be licensed as a contractor or serve as examinee or registrant for another contractor in the future.
3. Issue a letter of reprimand to the contractor and/or its examinee or registrant.
4. Issue an incident report to the contractor and/or its examinee or registrant.

## **RBC201.11.3 Punishable Acts and Omissions.**

The following actions shall be considered punishable:

1. Willfully violating any provisions of this Code including any codes which are adopted by reference.
2. Failure to comply with any lawful order of the Building Official or of any other authorized representative employed by the Building Department pertaining to the administration of this Code and the codes which have been adopted by reference.
3. Using a contractor's license to obtain permits required under this Code for work that will not be performed by or supervised by the contractor.
4. Misrepresentation by an applicant of a material fact when applying for a contractor's license.
5. Failure to obtain a proper permit for any work for which a permit is required by virtue of this Code.
6. Commitment of any act of willful and wanton negligence in the conduct of the contractor's or other person's specific trade or business on work done by the contractor or other person that is

regulated by the provisions of this Code.

7. Ordinary negligence of the contractor or other person, evidenced by letters of reprimand and/or incident reports received by the contractor within a three (3) year time period that are, in the judgment of the Board of Review, sufficient in number and severity to warrant revocation or suspension of the contractor's license.

**RBC201.11.4 Automatic Revocation or Suspension.** A license or registration, or the right of an examinee or principal of the contractor to serve as a contractor or as an examinee of a contractor, shall automatically be suspended or revoked by the Building Official as follows:

1. Registrations within this jurisdiction shall be automatically revoked or suspended upon revocation, suspension or refusal to renew any required Colorado state license.
2. Any license or registration within this jurisdiction shall be automatically suspended upon lapse, cancellation, or reduction of insurance coverage below that required by Section RBC201.7 of this Code. This suspension shall remain in effect until proof of the reinstatement of the required coverage is presented to the Building Department. Failure to present this proof within twelve (12) months from the date of the lapse, cancellation, or reduction shall result in automatic revocation of the license or registration.
3. Conviction by a court having competent jurisdiction of the contractor and/or its examinee or registrant for a felony, or for civil or criminal fraud, constructive or actual, for work related to any license under this Code, shall result in automatic revocation of the license or registration and revocation of the right of the examinee, registrant, or principals of the contractor to serve as contractor or examinee or registrant for another contractor after notification by the Board of Review. The notification shall be served personally or posted by certified mail, return receipt requested, to the last known mailing address.

#### **RBC201.11.5 Voluntary Suspension.**

1. The Board of Review may suspend licenses or registrations upon the voluntary written request for this action by the contractor. These suspensions shall not exceed a period of twelve (12) months unless a notarized annual certification from the contractor's employer is furnished to the Building Department indicating that the contractor is engaged in an active capacity in the field of building construction.
2. While under voluntary suspension, the contractor need not carry insurance, but shall be responsible for all license or registration fees normally due.
3. The voluntary suspension shall be automatically lifted at any point during the twelve (12) month period under the following conditions:
  - 3.1. Written request is made to the Board of Review by the contractor.
  - 3.2. Proof of insurance is provided in accordance with Section RBC201.7 of this Code.
4. In the event the contractor does not rescind the voluntary suspension within the twelve (12) month period as provided in item 3 above, or furnish proof of active engagement in the construction field, as provided in item 1 above, in order to obtain a new license or registration, the contractor must then meet all requirements of Sections RBC201.5 and RBC201.6 of this Code.

**RBC201.11.6 Appeal.** Appeals shall be in accordance with Section RBC101.7 of this Code.

**RBC201.11.7 Reinstatement of License or Registration.** The Board of Review may reinstate a license or registration or the right to serve as a contractor or as the examinee of a contractor to any contractor or examinee, registrant, or principal whose license or right to serve has been revoked, provided a minimum of three (3) members of the Board of Review vote in favor of the reinstatement for any reason or reasons as the Board deems sufficient.

**SECTION RBC202 - LICENSE AND REGISTRATION FEES**

**RBC202.1 APPLICATION FEES.** All applications for new licenses or new registrations shall be accompanied by a twenty dollar (\$20.00) application fee. Application fees are charged to defray the expense of processing applications for new licenses and new registrations and shall neither be refundable nor shall they be applied to nor deducted from required license and registration fees.

**RBC202.2 LICENSE, REGISTRATION OR CERTIFICATION FEES.** The license, registration or certification fee for every license, registration or certification issued under this Code shall be payable at time of issuance of the license, registration or certification. The fee shall be payable to the Building Department. There shall be no refund or prorating of license or registration fees for any reason.

**RBC202.3 PARTIAL PAYMENT; LOST LICENSES.** No partial payment of any application fee or of any license, registration or certification fee shall be accepted. Whenever a license, registration, certification or identification card is lost, the Building Official is hereby authorized to replace it upon payment of a two dollar (\$2.00) fee to defray costs of replacement.

**RBC202.4 RECEIPTS FOR PAYMENT OF FEES.** The Building Official shall issue a receipt to the applicant for fees paid. This receipt shall not be construed as constituting approval of the Board of Review for the issuance of a license or registration, nor shall it entitle or authorize the applicant to conduct any business or trade contrary to the provisions of this Code.

**RBC202.5 UNPAID FEE CONSTITUTES DEBT.** The amount of any unpaid fee required by this Code shall constitute a debt due the Building Department. The attorney for the Building Department shall, at the direction of the Building Official, institute civil suit in the name of the Building Department to recover any unpaid fee. This remedy shall be cumulative and in addition to all other remedies and shall neither bar nor abate a prosecution in Municipal Court for any violation of this Code, nor bar or abate any action to suspend or revoke a license for nonpayment of the appropriate fee.

**RBC202.6 LICENSE AND REGISTRATION FEES.** License and registration fees shall be in accordance with Table RBC202.6 of this Code.

**Table RBC202.6. LICENSE & REGISTRATION FEES**

Building Contractor A-1 & A-2 (General Commercial)		\$200.00
Building Contractor B-1 & B-2 (Limited Commercial)		\$175.00
Building Contractor C (Home Builder)		\$150.00
Building Contractor D (Specialty)		
1	Single Trade	\$100.00
2	Wrecking Contractor A	\$125.00
3	Wrecking Contractor B	\$100.00
4	Moving Contractor	\$100.00
5	Sign Contractor A	\$125.00
6	Sign Contractor B	\$75.00
7	Fire Suppression Contractor A	\$125.00
8	Fire Suppression Contractor B	\$100.00
9	Fire Suppression Contractor C and H	\$75.00
10	Fire Suppression Contractor D and M	\$50.00
11	On-Site Installer, Fire Hydrant Technician and Installer Limited	\$10.00
Building Contractor E (Maintenance and Remodeling)		\$75.00
Building Contractor F-1 (Solar Unlimited)		\$100.00
Building Contractor F-2 (Solar Limited)		\$75.00
Electrical Contractor		N.A.
Fire Alarm Contractor A		\$75.00
Fire Alarm Contractor B		\$50.00
Fire Alarm Installer		\$10.00
Mechanical Contractor A, B, C, D or E		\$100.00
Heating Mechanic I or IV		\$10.00
Plumbing Contractor or Water Connected Appliance Contractor		\$100.00



## SECTION RBC203 - BUILDING CONTRACTORS

**RBC203.1 APPLICATION AND EXAMINATION.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Building Committee shall review applications and examinations, and make appropriate recommendations to the Board of Review for the following classes of contractor licenses.

### **RBC203.2 BUILDING CONTRACTOR A (GENERAL COMMERCIAL).**

**RBC203.2.1 BUILDING CONTRACTOR A-1.** This license shall entitle the holder to contract for the construction, alteration and repair of any type or size of structure permitted by this Code.

**RBC203.2.2 BUILDING CONTRACTOR A-2.** This license shall entitle the holder to contract for the construction, alteration and repair of any type occupancy classification allowed by this Code, with the exception of Group A, E, and I occupancies exceeding thirty-thousand (30,000) square feet in total building floor area or any building that requires Type I construction.

### **RBC203.3 BUILDING CONTRACTOR B (LIMITED COMMERCIAL).**

**RBC203.3.1 BUILDING CONTRACTOR B-1.** This license shall entitle the holder to contract for the construction, alteration and repair of any type of occupancy classification allowed by this Code, with the exception of Group A, E, I or H occupancies or any building that requires Type I construction.

**RBC203.3.2 BUILDING CONTRACTOR B-2.** This license shall entitle the holder to contract for nonstructural remodeling in all occupancies, with the exception of Group A, E, I or H occupancies or any building that requires Type I construction. Further, this license shall entitle the holder to contract for any work authorized under a Building Contractor C license, the construction, alteration and repair of any Group B, F, M or S occupancies not more than one (1) story in height and not more than seven-thousand five-hundred (7,500) square feet in total building floor area, and the construction, alteration or repair of any Group R occupancies not more than sixteen (16) units and not more than two (2) stories in height.

**RBC203.4 BUILDING CONTRACTOR C (HOME BUILDER).** This license shall entitle the holder to contract for the construction, alteration and repair of one- and two-family dwellings not more than three (3) stories in height and their accessory structures. Further, this license shall entitle the holder to construct, alter and repair Group R-2 occupancies of not more than eight (8) units and not more than two (2) stories in height. When in the opinion of the Building Official the work to be performed is minor and does not affect the

structure or safety of the building, the holder of this license may also contract for nonstructural repair and remodeling of all buildings with the exception of Group A, E, I, and H occupancies, or buildings that require Type I construction.

**RBC203.5 BUILDING CONTRACTOR D (SPECIALTY).** This license shall be issued by the Board of Review to those engaged in contracting as other than a Building Contractor A, B, or C as licensed in this Code for labor or for labor and material involving only a single trade, to include but not be limited to: foundation repair, masonry, retaining walls, roofing, siding, stucco, glazing and swimming pools; and also those specifically designated below.

**RBC203.5.1 SINGLE TRADE CONTRACTOR D-1.** This license limits the licensee to contract for work only in the single trade designated on the license.

**RBC203.5.2 WRECKING CONTRACTOR D-2A.** The examinee must have a minimum of four (4) years experience in wrecking. This contractor may wreck any building.

**RBC203.5.3 WRECKING CONTRACTOR D-3B.** The examinee must have a minimum of two (2) years experience in wrecking. This contractor may wreck any building up to and including two (2) stories.

#### **Exceptions:**

1. The owner of a one- or two- family dwelling or accessory structure thereto may wreck the dwelling or structure without a license, provided the owner show proof of and maintain for the duration of the work the same property damage, public liability, and explosion, collapse, and underground insurance as required for a Wrecking Contractor D-3B.
2. A licensed Building Contractor A, B, or C may wreck minor buildings or remove portions of a building at the discretion of the Building Official when the wrecking is a portion of a program of alteration or remodeling. When performing wrecking, the licensed building contractor shall show proof of inclusion in the contractor's liability insurance policy of the same explosion, collapse, and underground provisions as those required of a Wrecking Contractor D-3B.

**RBC203.5.4 MOVING CONTRACTOR D-4.** This license shall entitle the holder to contract for the moving of buildings and structures along the roads and streets within the Jurisdiction.

**RBC203.5.5 SIGN CONTRACTOR D-5A.** This license shall entitle the holder to contract for the erection, enlargement, moving and maintenance, or



removal of all signs governed under this Code. A Building Contractor A or B may also perform the functions of a Sign Contractor D-5A.

**RBC203.5.6 SIGN CONTRACTOR D-6B.** This license shall entitle the holder to perform all work of a Sign Contractor A except for free-standing signs over twenty (20) feet high and electric signs.

A Sign Contractor D-6B may repaint or maintain any sign. A Building Contractor C may also perform the functions of a Sign Contractor D-6B.

**RBC203.5.7 FIRE SUPPRESSION CONTRACTOR 7 – 11.** See Section RBC207 of this Code.

**RBC203.6 BUILDING CONTRACTOR E (MAINTENANCE AND REMODELING).** This license shall entitle the holder to contract for the construction, alteration and repair of structures accessory to one and two-family dwellings not intended as enclosed habitable space such as decks, fences, sheds, patio covers, and detached garages and workshops and for interior non-

structural repair or remodeling of one- or two-family dwellings.

**RBC203.7 BUILDING CONTRACTOR F (SOLAR ENERGY).**

**RBC203.7.1 Building Contractor F-1, Unlimited.**

This license shall entitle the holder to contract for the installation of all kinds of active solar heating and cooling systems, and to make the necessary connections to related equipment. The work done under this license shall be limited to the solar collector installation and its connection to the existing gas, plumbing, and heating systems.

**RBC203.7.2 Building Contractor F-2, Limited.**

This license shall entitle the holder to contract for the installation of all kinds of active solar heating and cooling systems but shall require that all connections and equipment related to the system be connected or installed by contractors properly licensed to do so.

A licensed Building Contractor A, B, or C may act as a Building Contractor F-2, Limited.

## SECTION RBC204 - MECHANICAL CONTRACTORS

**RBC204.1 APPLICATION AND EXAMINATION.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Mechanical Committee shall review applications and examinations, and make appropriate recommendations to the Regional Board of Review for the classes of contractor's licenses that follow.

**Exceptions:** An examination is not required for the licensee of a Mechanical Contractor D who must be licensed by the state of Colorado.

**RBC204.2 TYPES OF MECHANICAL LICENSES.** A contractor shall be classified as one of the following types:

**RBC204.2.1 Mechanical Contractor A (Commercial).** This license shall authorize the holder to obtain permits for and perform the installation, replacement or service and repair of gas piping, heating, ventilating and air conditioning systems in any type or size of structure permitted by this Code. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.

**RBC204.2.2 Mechanical Contractor B (Residential).** This license shall authorize the holder to obtain permits for and perform the installation, replacement or service and repair of gas piping, heating, ventilating and air conditioning systems in one- and two-family dwellings and accessory structures of not more than three (3) stories in height. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.

**RBC204.2.3 Mechanical Contractor C (Specialty).** This license shall be issued by the Board of Review to those engaged in contracting as other than a Mechanical Contractor A or B as licensed in this Code for labor or for labor and material involving only one trade. These contractors shall be further classified into one of the following specialty categories:

- 1. Gas Piping Contractor.** This license shall authorize the contractor to obtain permits for and perform the installation, replacement or service and repair of gas piping systems and the installation, replacement or service and repair of gas appliances not connected to duct systems. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.
- 2. Commercial Refrigeration Contractor.** This license shall authorize the contractor to obtain permits for and perform the installation, replacement or service and repair of commercial

refrigeration systems. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.

- 3. Residential Maintenance/ Repair and Replacement Contractor.** This license shall authorize the contractor to obtain permits for and perform the replacement or service and repair of heating, ventilating and air conditioning systems on existing systems in one- and two-family dwellings and accessory structures of not more than three (3) stories in height. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.
- 4. Residential Remodeling Contractor.** This license shall authorize the contractor to obtain permits for and perform the installation, replacement or service and repair of duct work serving heating, ventilating and air conditioning systems in existing one- and two-family dwellings and accessory structures of not more than three (3) stories in height.

**RBC204.2.4 Mechanical Contractor D (Manufactured Buildings).** This license shall authorize the contractor to obtain permits for the installation of Manufactured Buildings regulated in accordance with Section RBC309 of this Code as well as perform the installation, replacement or service and repair of gas piping, heating, ventilating, and air conditioning systems in these structures. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.

**RBC204.2.5 Mechanical Contractor E (Elevators/ Escalators).** This license shall entitle the holder to contract for the construction, alteration or repair of any device governed by Section RBC310 of this Code.

**RBC204.3 HEATING MECHANIC.** A heating mechanic is a skilled worker qualified to perform work on mechanical systems and equipment in accordance with the Mechanical and Fuel Gas Codes.

**RBC204.4 EXAMINATION.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Mechanical Committee shall review applications and examinations, and make appropriate recommendations to the Board of Review for the grades of licenses that follow. There shall be no application fees for these licenses; however, Heating Mechanic I and IV applicants shall pay a ten dollar (\$10.00) examination fee. License fees shall be as set forth in Section RBC202.6 of this Code.

**Exception:** A person in possession of a current State of Colorado Journeyman Plumbing License is not required to take the examination for a Heating Mechanic I (Fitter) License.

**RBC204.5 GRADES OF MECHANICS.** The various grades of heating mechanics and their functions and qualifications shall be as set forth in this section.

- 1. Heating Mechanic I (Fitter).** This license allows the holder to engage in the installation and repair gas piping systems. An applicant for Heating Mechanic I license shall have one year experience in gas pipe fitting/installing and servicing. The applicant shall demonstrate proficiency in the use and calibration of a combustible gas indicator. All work must be performed under the direction of a Mechanical Contractor A, B, C (Gas Piping) or D.
- 2. Heating Mechanic II (Reserved).** Not used.
- 3. Heating Mechanic III (Reserved).** Not used.
- 4. Heating Mechanic IV (HVAC Service Technician).** This license allows the holder to engage in the repair and servicing of heating, ventilation and air conditioning equipment and systems when employed by, and under the direction of a Mechanical Contractor A, B, C (except for Residential Remodeling), or D. The equipment and systems upon which the holder may work shall be restricted to only those specifically identified within the employer's Mechanical Contractors license(s). The holder may also repair leaks in gas piping systems that do not entail alteration or the complete replacement of the piping. The applicant for a Heating Mechanic IV license shall demonstrate proficiency in the use and calibration of a combustible gas indicator and a carbon monoxide detection instrument. At the time of license renewal, the mechanic must provide proof of having

satisfactorily completed, within the last year, at least six (6) hours of technical training by an agency approved by the Building Official. Failure to provide this information shall constitute grounds for denying license renewal.

**RBC204.6 GENERAL PROVISIONS FOR LICENSED MECHANICS.**

**RBC204.6.1 Requirement to Carry a License.**

Any mechanic licensed pursuant to this Section shall be required to carry on his or her person the licensee's current license at all times while he or she is working in the mechanical trade.

**RBC204.6.2 Helpers.** Any mechanic duly licensed under this Section may have a helper or helpers to assist the mechanic with the mechanic's work, pursuant to the applicable State statutes concerning the mechanic's specific trade, even though the helper or helpers are unlicensed.

**RBC204.6.2.1 Supervision.** Any unlicensed helper must work under the immediate and direct supervision of the mechanic licensed under this section, and the licensed mechanic must be physically on the job site at all times that the unlicensed helper is working.

**RBC204.6.2.2 Job Site.** "Job Site" shall mean the project covered by the building permit, except that in residential construction, it may include any residential construction immediately adjacent thereto.

**RBC204.6.2.3 Number.** In the event that there is no state statute applicable to the specific trade, then the number of helpers must bear a reasonable relationship to the licensed mechanic.

## SECTION RBC205 - PLUMBING & WATER CONNECTED APPLIANCE CONTRACTORS

**RBC205.1 COLORADO LICENSE REQUIRED.** No license other than a duly issued Colorado State master plumber's license shall be required. To perform plumbing work within this jurisdiction, a Colorado State licensed master plumber shall register the contractor with the Building Department. The contractor is permitted to perform any work as is set out in Section RBC306 of this Code. An annual fee for registration as set out in Section RBC202 of this Code shall be charged to cover the administration of the registration and its functions.

### **RBC205.2 WATER CONNECTED APPLIANCE CONTRACTOR.**

**RBC205.2.1 Application and Examination.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Mechanical Committee shall review applications and examinations, and make appropriate

recommendations to the Board of Review for water connected appliance contractors.

**RBC205.2.2 Scope of License.** This license shall authorize the contractor to obtain permits and install only ice makers, lawn sprinkler systems, water softeners, and humidifiers.

**RBC205.2.3 Restrictions.** This license shall enable the contractor to do work only in the installation of equipment directly to the source of water supply. The contractor shall not perform work that requires licensing or registration elsewhere in this Code, to include waste, drain, or vent piping, without holding the applicable license or registration to do that work.

**RBC205.2.4 State Master Plumber's License.** A plumbing contractor holding a State master plumber's license and registered in this jurisdiction may obtain permits to install any of the above listed items without a separate license.

## SECTION RBC206 - ELECTRICAL CONTRACTORS

**RBC206.1 COLORADO LICENSE REQUIRED.** No license other than a duly issued Colorado electrical contractor's license shall be required; however, Colorado licensed electrical contractors shall register with the Building Department.

**RBC206.2 FIRE ALARM CONTRACTORS.** See Section RBC208 of this Code.



## SECTION RBC207 - FIRE SUPPRESSION CONTRACTORS

**RBC207.1 GENERAL.** Fire Suppression Contractors shall be licensed and regulated in accordance with this section.

### **RBC207.2 DEFINITIONS.**

**D.O.T.** For the purposes of this Section, D.O.T. refers to the United States Department of Transportation.

**N.I.C.E.T.** For the purposes of this section, N.I.C.E.T. refers to the National Institute for Certification in Engineering Technologies certification for fire suppression systems.

**Portable Fire Extinguisher Repair and Service Facility.** A United States Department of Transportation authorized re-qualification facility.

**Private Fire Hydrant.** Any fire hydrant located on private property and not owned by a municipality or water district.

**RME (Responsible Managing Employee).** A permanent employee of a company, corporation or similar entity who holds a current and valid N.I.C.E.T. Level III or higher certificate, or who is registered by the state of Colorado as a Professional Engineer having expertise, to the Fire Authority's satisfaction, in the design of fire protection systems.

**Special Hazard Fire Suppression System.** An automatically or manually activated fire suppression system which delivers a suppression agent through a distribution system onto or into the protected hazard from a specific stored supply and which cannot be construed as an automatic sprinkler system. The system may also include auxiliary equipment.

### **RBC207.3 APPLICATION AND EXAMINATION.**

The Fire Board of Appeals, in accordance with Section RBC111.7 of this Code, shall review applications and examinations where required for the contractors addressed in Section RBC207 of this Code.

### **RBC207.4 FIRE SUPPRESSION CONTRACTOR A.**

This license shall authorize the contractor to design, install, add to, alter, service, repair, and inspect automatic fire sprinkler and standpipe systems of all types as well as retrofit existing systems with backflow prevention devices. The license shall authorize the contractor to obtain permits from the Fire Authority for installation, addition to, or alteration of these systems under the provisions of the Building Code, Fire Code as may be adopted by the Fire Authority, and any local amendments therewith.

**RBC207.4.1 Examination.** There may not be an examination required for this license, but an applicant shall meet all requirements listed in Sections RBC207.4.2 through RBC207.4.5 of this Code if a

company, corporation, or similar entity; or Section RBC207.4.6 of this Code if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued in the name of the company, corporation, or similar entity and an employee serving as president or principal of the company, corporation, or similar entity. This person shall be active in the day-to-day operations of the organization

**RBC207.4.2 Responsibilities of the RME.** All RMEs must be active in the day-to-day F.S.C.-A activities of the company, corporation or similar entity and shall be named as a qualifying RME when a contractor or individual makes application for this license. All F.S.C.-A shall retain the services of at least one RME, but may retain the services of any number of RMEs provided any and all these individuals meet the qualifications described herein. A RME shall be responsible for the final design and installation of each system and shall indicate approval through inscription of signature and date on each sheet of plans submitted to the appropriate Fire Authority for review.

**RBC207.4.3 F.S.C.-A Experience.** All F.S.C.-A contractors shall substantiate a minimum of five (5) years experience. Experience shall be in all work areas relating to Fire Suppression Class A systems as may be required by the Fire Board of Appeals. In addition, all F.S.C.-A contractors shall provide proof of employment of at least one RME through demonstration of appropriate certification or registration, as well as a letter certifying permanent employment of that individual with the company, corporation or similar entity. Upon presentation of this information, in addition to compliance with Section RBC201 of this Code, the contractor shall receive a F.S.C.-A license. Contractors holding expired or terminated F.S.C.-A licenses may reapply for licensing under this Section.

**RBC207.4.4 Certificates and Registrations.** All certificates and registrations required of the RME shall remain current during the licensed year. If the sole RME for a company, corporation or similar entity leaves employment or the certificate or registration for that individual expires or becomes invalid, the contractor shall have sixty (60) calendar days from event to secure a new RME or obtain and present current and valid certificate or registration, as applicable. If a contractor cannot secure a new RME or provide appropriate certification or registration, the contractor's F.S.C.-A license shall immediately become invalid. Contractors whose licenses become invalid may reapply for licensing under this Section.

**RBC207.4.5 N.I.C.E.T. Experience.** All N.I.C.E.T. Level III certificate applicants shall substantiate a minimum three (3) years experience. Experience shall be in all work areas relating to Fire Suppression Class A systems as may be required by the Fire Board of Appeals.

**RBC207.4.6 Individual Applicants.** Individual persons may apply for a F.S.C.-A license if they meet the qualifications of a RME. Individual licenses shall be issued in the name of this individual. If an individual person's appropriate certificate or registration expires or becomes invalid, that person shall have sixty (60) calendar days from the expiration or invalidation of the certificate to obtain and present a current and valid certificate or registration, as applicable. Thereafter, if the individual person cannot provide an appropriate certificate or registration, the individual's F.S.C.-A license shall immediately become invalid. Individuals whose licenses become invalid may reapply for licensing under this Section.

**RBC207.4.7 Inspection and Certification.** All design, installation, additions to, alterations, service, repair and inspections of automatic fire sprinkler and standpipe systems of all types, as well as retrofit of existing systems with backflow prevention devices shall be inspected and certified in writing to the Fire Authority as having been correctly performed by a certified On-Site Installer through a RME of the company, corporation, or other entity, or a licensed individual meeting the qualifications of a RME and named on the F.S.C.-A license.

**RBC207.5 FIRE SUPPRESSION CONTRACTOR/ DEALER B.** This license shall authorize the contractor/dealer to install, add to, alter, service, repair and inspect portable fire extinguisher appliances and special hazard fire suppression systems including their necessary control, alarm and detection components, and to perform hydrostatic testing of portable fire extinguisher appliances. The license shall authorize the contractor/ dealer to obtain permits from the Fire Authority for the installation, addition to, or alteration of special hazard fire suppression systems and to receive certification for portable fire extinguisher appliance repair and service facilities. Permit requirements shall be in accord with the provisions of the Building Code, Fire Code as may be adopted by the Fire Authority and any local amendments therewith.

**RBC207.5.1 General.** There may not be an examination required for this license, but the applicant shall meet all requirements listed in Sections RBC207.5.2 through RBC207.5.4 of this Code. The license shall be issued jointly in the name of the company and a RME who shall be active in the day-to-day operation of the organization.

**RBC207.5.2 Minimum Requirements.** The Contractor/Dealer shall satisfy the minimum equipment requirements for the specific work to be performed on portable fire extinguisher appliances.

**RBC207.5.3 D.O.T. Registration.** The Contractor/ Dealer shall maintain current D.O.T. registration as an approved cylinder re-qualification facility or a contract with an outside cylinder re-qualification facility. An outside facility shall provide the Building Department with proof of liability insurance equal to that required of the licensee. Cylinders must identify the name of the company actually performing the hydrostatic test.

**RBC207.5.4 Experience.** The Contractor/Dealer shall provide documentation of a minimum of three (3) years work experience and current certification from at least one manufacturer of special hazard systems that the applicant is qualified to install and service their systems. Certification with at least one manufacturer must be maintained throughout the term of the license period.

**RBC207.6 FIRE SUPPRESSION CONTRACTOR/ DEALER C.** This license shall authorize the Contractor/Dealer to inspect, service, recharge, repair, install and hydrostatically test portable fire extinguisher appliances and receive certification for portable fire extinguisher appliance repair and service facilities.

**RBC207.6.1 General.** There may not be an examination required for this license, but the applicant shall meet all requirements of Section RBC207.6.2 through RBC207.6.4 of this Code. The license shall be issued jointly in the name of the company and a responsible managing employee (RME) who shall be active in the day-to-day operations of the organization.

**RBC207.6.2 Minimum Requirements.** The Contractor/Dealer shall satisfy the minimum equipment requirements for specific work to be performed on portable fire extinguisher appliances.

**RBC207.6.3 D.O.T. Registration.** The Contractor/ Dealer shall maintain a current D.O.T. registration as an approved cylinder re-qualification facility or a contract with an outside cylinder re-qualification facility. An outside facility shall provide the Building Department with a D.O.T. registration and proof of liability insurance equal to that required by the licensee. Cylinders must identify the company actually performing the hydrostatic test.

**RBC207.6.4 Experience.** The Contractor/Dealer shall provide documentation of a minimum of two (2) years work experience in the service of portable fire extinguisher appliances.

### **RBC207.7 COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL FACILITIES MANAGER/DEALER**

**D.** This license shall authorize the company or organization to inspect, service, recharge, repair and install portable fire extinguisher appliances which are the property of, or under the care and control of the applicant and receive certification for portable fire extinguisher appliance and repair facilities.

**RBC207.7.1 General.** There may not be an examination required for this license; however, the applicant shall meet all requirements of Section RBC207.7.2 through RBC207.7.4 of this Code. The license shall be issued jointly in the name of the company and a RME who shall be active in the day-to-day operation of the organization.

**RBC207.7.2 Minimum Requirements.** The company or organization shall satisfy the minimum equipment requirements for the work to be performed on portable fire extinguisher appliances.

**RBC207.7.3 Insurance.** The company or organization shall supply documentation or proper insurance for the operation of these activities.

**RBC207.7.4 RME Qualifications.** The responsible managing employee of the company or organization shall provide a detailed explanation of his/her qualifications to service portable fire extinguisher appliances.

### **RBC207.8 FIRE SUPPRESSION CONTRACTOR H.**

This license shall authorize the contractor to service, repair, test, and inspect private fire hydrants. The license shall authorize the contractor to perform services associated with the maintenance, testing, and inspection of private fire hydrants within the appropriate Fire Authority and/or Water District having jurisdiction in accord with the provisions of the Fire Code as may be adopted by the Fire Authority and any local amendments therewith and the American Water Works Association.

**RBC207.8.1 General.** There may not be an examination required for this license, but the applicant shall meet all requirements listed in sections RBC207.8.2 through RBC207.8.4 of this Code if a company, corporation, or similar entity; or section RBC207.8.5 of this Code if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued in the name of the contractor, company, corporation, or similar entity and an individual who holds the certificate of a Level I Water Distribution Technician

**RBC207.8.2 Minimum Requirements.** The Contractor shall satisfy the minimum equipment requirements for specific work to be performed on fire hydrants.

**RBC207.8.3 Certification.** All F.S.C.-H contractors shall provide a current and valid certificate of a Level I Water Distribution Technician at the time of application. Contractors holding expired or terminated F.S.C.-H licenses shall comply with this Section in reapplying for or renewing a F.S.C.-H license.

**RBC207.8.4 Maintenance of Certificate.** All required certificates of a Level I Water Distribution Technician shall remain current during the licensed year. If a certificate of a Level I Water Distribution Technician expires or becomes otherwise invalid, the contractor shall have sixty (60) calendar days from the expiration date to obtain and present a current and valid certificate of a Level I Water Distribution Technician. If a contractor cannot provide a current and valid certificate of a Level I Water Distribution Technician, the contractor's F.S.C.-H license shall immediately become invalid. Contractors whose licenses become invalid may reapply for licensing under this Section.

**RBC207.8.5 Individual Applicants.** Individual persons may apply for a F.S.C.-H license if they possess a current certificate of a Level I Water Distribution Technician and comply with the other requirements as stated in this Section. Individual licenses shall be issued in the name of the individual person holding the certificate of a Level I Water Distribution Technician. If an individual certificate of a Level I Water Distribution Technician expires or becomes invalid, that person shall have sixty (60) calendar days from the expiration or invalidation of the certificate to obtain and present a valid and current certificate of a Level I Water Distribution Technician. Thereafter, if the individual person cannot provide a current and valid certificate of a Level I Water Distribution Technician, the individual's F.S.C.-H license shall immediately become invalid. Individuals whose licenses become invalid may reapply for licensing under this Section.

### **RBC207.9 FIRE SUPPRESSION CONTRACTOR M.**

This license shall authorize the contractor to install, add to, alter, service, repair, and inspect multipurpose residential fire sprinkler system designs which are based on the most current edition of the National Fire Protection Association's 13-D "Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes" design standard and have been submitted to and approved by the Fire Authority. The license shall authorize the contractor to obtain permits from the Fire Authority for installation, addition to, or alteration of the multipurpose residential systems in accord with the provisions of the Building Code, Fire Code as may be adopted by the Fire Authority and any local amendments therewith.

**RBC207.9.1 General.** There may not be an examination required for this license, but an applicant shall meet all requirements listed in sections RBC207.9.2 through RBC207.9.5 of this Code if a company, corporation, or similar entity; or Section RBC207.9.6 of this Code if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued in the name of the contractor, company, corporation, or similar entity and a responsible managing employee who shall be active in the day-to-day operations of the organization.

**RBC207.9.2 RME Qualifications.** For the purposes of this Section, "responsible managing employee" RME shall mean a permanent employee of the company, corporation, or similar entity who holds a current and valid Colorado State Master Plumber License. The RME must be active in the day-to-day F.S.C.-M activities of the company, corporation, or similar entity.

**RBC207.9.3 Experience.** All F.S.C.-M contractors shall substantiate a minimum of five (5) years experience. Experience shall be in all work areas relating to Fire Suppression Class M systems and residential plumbing as may be required by the Fire Board of Appeals. In addition, all F.S.C.-M contractors shall provide proof of employment of at least one RME through demonstration of a current and valid Master Plumbers License for that individual with the company, corporation or similar entity. Upon presentation of this information, in addition to compliance with Section RBC201 of this Code, the contractor shall receive a F.S.C.-M license. Contractors holding expired or terminated F.S.C.-M licenses may reapply for licensing under this Section.

**RBC207.9.4 Master Plumber License.** All F.S.C.-M contractors shall provide a current and valid Colorado State Master Plumber License at the time of application. Upon presentation of the Master Plumber License, the contractor shall receive an F.S.C.-M License. Contractors holding expired or terminated F.S.C.-M licenses shall comply with this Section in reapplying for or renewing an F.S.C.-M License.

**RBC207.9.5 Maintenance of License.** All required Colorado State Master Plumber licenses shall remain current during the licensed year. If a Colorado State Master Plumber License expires or becomes otherwise invalid, the contractor shall have sixty (60) calendar days from the expiration date to obtain and present a current and valid Colorado State Master Plumber License. If a contractor cannot provide a current and valid Colorado State Master Plumber License, the contractor's F.S.C.-M License shall immediately become invalid. Contractors whose licenses become invalid may reapply under this Section.

**RBC207.9.6 Individual Applicants.** Individual persons may apply for an F.S.C.-M license if he or she possesses a current and valid Colorado State Master Plumber License. Individual licenses shall be issued in the name of the individual person holding the license.

If an individual person's Colorado State Master Plumber License expires or becomes otherwise invalid, that person shall have sixty (60) calendar days from the date of expiration or invalidation of the State license to obtain and present a current and valid Colorado State Master Plumber License. Thereafter, if the individual person cannot provide a current and valid Colorado State Master Plumber License, the individual's F.S.C.-M license shall immediately become invalid. Individuals whose licenses become invalid may reapply for licensing under this Section.

**RBC207.9.7 Inspection and Certification.** All design, installation, additions to, alterations, service, repair, and inspections of single-family multipurpose residential automatic fire sprinkler systems based on a N.F.P.A. 13-D design standard, shall be inspected and certified in writing to the Fire Authority as having been correctly performed by a certified On-Site Installer Limited through the RME for the company, corporation, or other entity, or the licensed individual licensee holding the Colorado State Master Plumber License and named on the F.S.C.-M license

**RBC207.10 ON-SITE INSTALLER.** An On-Site Installer is a skilled worker employed by a Fire Suppression Contractor A who is qualified to insure practical installation of the fire sprinkler or standpipe system according to the standards set by the Fire Board of Appeals.

**RBC207.10.1 Application.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Fire Board of Appeals shall review applications and examinations for the certification that follows. There shall be no application fee for this certification; however, On-Site Installers shall pay an examination fee. Certification and examination fees shall be as set forth in Section RBC202.6 of this Code.

**RBC207.10.2 Scope of Certification.** The On-Site Installer Certificate allows a person to install, add to, alter, repair, and inspect automatic fire sprinkler and standpipe systems of all types. An applicant for the certificate shall have a minimum of two (2) years work experience in automatic fire sprinkler and standpipe systems. References shall be supplied establishing this experience. All work must be performed under the direction of an F.S.C.-A. An On-Site Installer Certificate shall be valid for a period of three (3) years.

**RBC207.10.3 Expiration.** At the expiration of the three (3) year period, the installer shall have ninety (90) calendar days to make application and complete the current examination, and upon receiving a



passing grade of seventy-five percent (75%) or better, shall receive a current certification which shall be valid for a period of three (3) years.

#### **RBC207.10.4 Certified Installer - General Provisions.**

**RBC207.10.4.1 Requirement to Carry a License.** Any installer certified pursuant to this section shall be required to carry on their person at all times their current certificate while working in the trade.

**RBC207.10.4.2 Helpers.** Any installer duly certified under this section may have a helper or helpers to assist in the work. A certified installer must be physically located on a job site at all times that work is being performed on the site.

**RBC207.10.4.3 Job Site.** "Job site" shall mean the area covered by the system permit, except that in residential construction it may include any residential construction located immediately adjacent thereto.

**RBC207.11 ON-SITE INSTALLER LIMITED.** An On-Site Installer Limited is at a minimum a Residential Plumber employed by a F.S.C.-M who is qualified to insure practical installation of the multipurpose residential fire sprinkler system according to the standards set by the Board.

**RBC207.11.1 Application.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Fire Board of Appeals shall review applications and examinations for the certification that follows. There shall be no application fee for this certification, however, On-Site Installers Limited shall pay an examination fee. Certification and examination fees shall be as set forth in Section RBC202.6 of this Code.

**RBC207.11.2 Scope of Certification.** The On-Site Installer Limited Certificate allows a person to install, add to, alter, repair, and inspect single-family multipurpose residential automatic fire sprinkler systems. An applicant for the certificate shall have at a minimum a Colorado State Residential Plumber License. All work must be performed under the direction of an F.S.C.-M. An On-Site Installer Limited Certificate shall be valid for a period of three (3) years.

**RBC207.11.3 Expiration.** At the expiration of the three (3) year period, the Installer Limited shall have ninety (90) calendar days to make application and complete the current examination, and upon receiving a passing grade of seventy-five percent (75%) or better, shall receive a current certification which shall be valid for a period of three (3) years.

#### **RBC207.11.4 Certified Installer Limited - General Provisions.**

**RBC207.11.4.1 Requirement to Carry a License.** Any Installer Limited duly certified pursuant to this section shall be required to carry on their person at all times their current certificate while working in the trade.

**RBC207.11.4.2 Helpers.** Any Installer Limited duly certified under this section may have a helper or helpers to assist in the work. A certified Installer Limited must be physically located on a job site at all times that work is being performed on the site.

**RBC207.12 FIRE HYDRANT TECHNICIAN.** A fire hydrant technician is a skilled worker employed by a F.S.C.-H who is qualified to insure competent testing, maintenance, and inspection of private fire hydrants according to the standards set by the Board.

**RBC207.12.1 Application.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Fire Board of Appeals shall review applications and examinations for the certification that follows. There shall be no application fee for this certification, however, Fire Hydrant Technicians shall pay an examination fee. Certification and examination fees shall be as set forth in Section RBC202.6 of this Code.

**RBC207.12.2 Scope of Certification.** The Fire Hydrant Technician certificate allows a person to service, repair, test and inspect private fire hydrants. An applicant for the certificate shall have a current certificate of a Level I Water Distribution Technician. All work must be performed under the direction of a F.S.C.-H. A Fire Hydrant Technician Certificate shall be valid for a period of four (4) years.

**RBC207.12.3 Expiration.** At the expiration of this period, the Fire Hydrant Technician shall have ninety (90) calendar days to make application and complete the current examination, and upon receiving a passing grade of seventy-five percent (75%) or better, shall receive a current certification which shall be valid for a period of four (4) years.

#### **RBC207.12.4 Certified Fire Hydrant Technician - General Provisions.**

**RBC207.12.4.1 Requirement to Carry a License.** Any Fire Hydrant Technician certified pursuant to this section shall be required to carry on their person at all times their current certificate while working in the trade.

**RBC207.12.4.2 Helpers.** Any Fire Hydrant Technician duly certified under this section may have a helper or helpers to assist in the work. A certified Fire Hydrant Technician must be physically located where fire hydrant servicing, repairing, testing or inspecting is taking place at all times that work is being performed.



## SECTION RBC208 - FIRE ALARM CONTRACTORS

**RBC208.1 GENERAL.** Fire Alarm Contractors shall be registered and regulated in accordance with this section.

### **RBC208.2 DEFINITIONS.**

**Fire Alarm System.** A system or portion of a combination system that consists of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

**Job Site.** The area covered by the fire alarm system permit issued by the Fire Authority.

**N.I.C.E.T.** For the purposes of this section, N.I.C.E.T. refers to the National Institute for Certification in Engineering Technologies certification for fire alarm systems.

**RME (Responsible Managing Employee).** A permanent employee of a company, corporation or similar entity who holds a current and valid N.I.C.E.T. Level III or higher certificate, or who is registered by the state of Colorado as a Professional Engineer having expertise, to the Fire Authority's satisfaction, in the design of fire protection systems.

**Rough in Inspection.** Inspection performed on the installation of wiring, conduit, boxes and other devices necessary for the operation of a Fire Alarm System. This inspection does not include the final/operational test of a completed system nor the placement or function of any fire alarm devices or components.

### **RBC208.3 APPLICATION AND EXAMINATION.**

The Fire Board of Appeals, in accordance with Section RBC111.7 of this Code, shall review applications and examinations where required for the contractors addressed in Section RBC208.

**RBC208.4 FEES AND INSURANCE.** All fees and requirements for registration shall become effective upon adoption of this Code by the Jurisdiction. N.I.C.E.T. certification requirements shall become effective two (2) years following adoption of this Code by the Jurisdiction. Insurance requirements are listed in Table RBC201.7 of this Code. Registration fees for Fire Alarm Contractor's and installers are listed in Table RBC202.6 of this Code.

**RBC208.5 PERMITS.** A permit shall be obtained from the Building Department for the rough-in inspections. Permit fees shall be in accordance with the fee schedule as adopted by the Jurisdiction. Permits required by the Fire Authority shall be in addition to those required by the Building Department.

**RBC208.6 INSPECTIONS.** Rough-in inspections for fire alarm systems shall be scheduled with the Building

Department. The placement and function of devices and components and the final/operational inspection shall be performed by the Fire Authority.

### **RBC208.7 FIRE ALARM CONTRACTOR A (F.A.C.-A).**

This license shall authorize the contractor to design, install, add to, alter, service and repair fire alarm systems. The license shall authorize the contractor to obtain permits from the Fire Authority. The license shall authorize the contractor to obtain a rough-in permit from the Building Department.

**RBC208.7.1 General.** The applicant must meet all requirements listed in Sections RBC208.4.2 through RBC208.4.5 of this Code below if a company, corporation, or similar entity; or Section RBC208.4.6 of this Code below if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued in the name of the company, corporation, or similar entity and an employee serving as president or principal of the company, corporation, or similar entity. This person must be active in the day-to-day operations of the organization.

**RBC208.7.2 Responsibilities of the RME.** All RMEs must be active in the day-to-day F.A.C.-A's activities of the company, corporation or similar entity and must be named as a qualifying RME when a contractor or individual makes application for this license. All F.A.C.-A's shall retain the services of at least one RME, but may retain the services of any number of RMEs provided any and all these individuals meet the qualifications described herein. A RME shall be responsible for the final design and installation of each system and shall indicate approval through inscription of signature and date on each sheet of plans submitted to the Fire Authority for review.

**RBC208.7.3 Experience.** All F.A.C.-A contractors must substantiate a minimum of five (5) years experience. Experience must be in all work areas relating to Fire Alarm Systems as may be required by the Fire Board of Appeals. In addition, all F.A.C.-A contractors must provide a current and valid N.I.C.E.T. Level III or higher certification and provide proof of employment of at least one RME meeting the requirements described in Section RBC208.2 of this Code. Upon presentation of this information, in addition to compliance with Section RBC201 of this Code, the contractor may receive a F.A.C.-A license. Contractors holding expired or terminated F.A.C.-A licenses may reapply for licensing as provided in Section RBC201.10.3 of this Code.

**RBC208.7.4 Certificates and Registrations.** All required certificates and registrations must remain current during the licensed year. If a certificate or

registration expires or becomes invalid, the contractor shall have sixty (60) calendar days from this event to secure a new RME or obtain and present a current and valid certificate or registration. If a contractor cannot secure a new or provide a current and valid certificate or registration, the contractor's F.A.C.-A license shall immediately become invalid. Contractors whose licenses become invalid may reapply for licensing as provided in Section RBC201.10.3 of this Code.

**RBC208.7.5 Individual Applicants.** Individual persons may apply for a F.A.C.-A license if meet the qualifications of a RME. Individual licenses must be issued in the name of the individual person holding the certificate or registration. If an individual person's certificate or registration expires or becomes invalid, that person must have sixty (60) calendar days from the expiration or invalidation of the certificate to obtain and present a current and valid certificate or registration. Thereafter, if the individual person cannot provide a current and valid certificate or registration, the individual's F.A.C.-A license shall immediately become invalid. Individuals whose licenses become invalid may reapply for licensing under Section RBC201.10.3 of this Code.

**RBC208.7.6 Certification.** All design, installation, additions to, alterations, service and repair of fire alarm systems, as well as modifications of or to existing systems, must be inspected and certified in writing to the Fire Authority as having been correctly performed by a certified On-Site Installer through a RME of the company, corporation, or other entity, or a licensed individual meeting the qualifications of a RME and named on the F.A.C.-A license.

**RBC208.8 FIRE ALARM CONTRACTOR B (F.A.C.-B).** This license shall authorize the company or organization to install, service, and repair Fire Alarm Systems.

**RBC208.8.1 License Issued.** The license shall be issued jointly in the name of the company and a RME who must be active in the day-to-day operation of the organization.

**RBC208.8.2 Certification.** Employee's performing service or repair of the existing Fire Alarm Systems must have a current and valid N.I.C.E.T. Level II or higher certificate. This certification shall be available for review at all times while performing these services.

**RBC208.8.3 Qualifications.** The RME of the company or organization must provide a detailed explanation of his/her qualifications to perform the service or repair of existing Fire Alarm Systems.

**RBC208.9 ON-SITE INSTALLER.** An On-Site Installer is a skilled worker employed by a F.A.C.-A who meets all of the requirements listed by this section. This person shall be active in the day-to-day activity of the company.

**RBC208.9.1 Certification.** On-site Installers shall hold a current and valid N.I.C.E.T. Level II or higher certification, which must be available for review, at all times while performing installation, repair or servicing of Fire Alarm Systems.

**RBC208.9.2 Assistants.** On-site Installers may have assistants to assist in the work being performed. A certified On-Site Installer must be physically located on a job site at all times that work is being preformed. Assistants require no registration or certification.

## CHAPTER 3 – CONSTRUCTION CODES

### SECTION RBC301 - GENERAL

#### **RBC301.1 CODES ADOPTED BY REFERENCE.**

Pursuant to Sections 30-15-407, 30-28-201 and 31-16-202 of the Colorado Revised Statutes, as amended, and the Colorado Constitution, Article XX, as applicable, codes in this chapter may be adopted by reference.

**RBC301.2 OTHER REFERENCED CODES.** Where other codes or standards are referenced in these adopted codes, these shall not apply unless they have been specifically adopted by the Jurisdiction either in this Code or elsewhere.

**RBC301.3 APPLICATION.** This Chapter shall apply to every building, structure, equipment or installation within the Jurisdiction in accordance with Section RBC101.3 of this Code.

**RBC301.4 INTERPRETATION.** The Codes in this Chapter shall be interpreted and construed as to effectuate their general purpose to make uniform the local regulations contained therein. Chapter and section headings of this Code and adopted codes and standards shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or extent of provisions of any chapter or section.

**RBC301.5 SALE OF COPIES.** The Jurisdiction shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary codes adopted by reference. These shall be available for purchase by the public at a reasonable price.

## SECTION RBC302 - COMMERCIAL BUILDING CODE

**RBC302.1 SHORT TITLE.** This section will be known and cited as the Commercial Building Code.

**RBC302.2 SCOPE.** The provisions of the Commercial Building Code shall apply in accordance with Section RBC101.3 of this Code.

### Exceptions:

1. Detached one-and two-family dwellings not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Building Code as provided for in Section RBC303 of this Code.
2. Existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the Existing Building Code as provided for in Section RBC311 of this Code.

**RBC302.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 27, Electrical
3. Chapter 28, Mechanical Systems
4. Chapter 29, Plumbing Systems
5. Chapter 32, Encroachments into the Public Right-of-Way
6. Chapter 34, Existing Structures
7. Appendix A, Employee Qualifications
8. Appendix B, Board of Appeals
9. Appendix D, Fire Districts
10. Appendix F, Rodent Proofing
11. Appendix J, Grading

**RBC302.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC302.4.1 Section 202.** Delete the definition of BASEMENT and replace with the following:

**BASEMENT.** That portion of a building that is partly or completely below grade, having a permanent floor of approved material and not

defined as a crawlspace. (See the definitions of "Story above grade plane" and "Crawlspace", as well as Sections 502.1 and 1612.2 of the International Building Code, 2003 Edition.)

Add a definition of CRAWLSPACE as follows:

**CRAWLSPACE.** An under-floor space between the bottom of a floor and the earth under any building that is not more than 5 feet (1524 mm) in height measured from the average interior grade to the underside of the floor framing. (See Sections 1203.3 and 1209.1 of the International Building Code, 2003 Edition.)

Add a definition of TOWNHOUSE as follows:

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides. For the purposes of this Code, a group of townhouses built on a common foundation shall be considered as one building regardless of any lot lines between units.

[See Appendix D for a modification to Section 202.1 of the International Building Code, 2003 edition, by the City of Colorado Springs.](#)

**RBC302.4.2 Section 303.1.1.** Delete and replace with the following:

A building or tenant space used for assembly purposes by less than fifty (50) persons and not licensed to serve alcohol shall be considered a Group B occupancy.

**RBC302.4.3 Section 310.1.** Add the following to the list of R-2 occupancies:

Townhouses.

Add the following to the description of R-3 occupancies:

Boarding Houses containing not more than five (5) sleeping units for rent or hire that are also occupied as the residence of the proprietor may comply with the Residential Building Code.

**RBC302.4.4 Section 402.10.** Delete.

**RBC302.4.5 Section 403.15.** Insert a new section as follows:

**403.15 Smoke Control.** A smoke control system shall be installed in accordance with Section 909 of the International Building Code, 2003 Edition.

**RBC302.4.6 Section 406.1.1.** Delete.

**RBC302.4.7 Section 406.1.2.** Delete.

**RBC302.4.8 Section 406.1.3.** Add the following to the end of the last paragraph:

at a minimum slope of 1/8 unit vertical in 12 units horizontal (1 percent).

**RBC302.4.9 Section 406.1.4, Item 1.** Delete the first two sentences and replace with the following:

The private garage shall be separated from the dwelling unit by not less than 5/8-inch Type X gypsum board attached to permanent framing on the garage side which allows a screw or other approved fastening spacing of not more than 16 inches (406.4 mm) in both vertical and horizontal directions. In lieu of this assembly, any wall or ceiling assembly which meets a fire-resistance rating of one hour may be used.

**RBC302.4.10 Section 406.2.6.** Add the following to the end of the last paragraph:

at a minimum slope of 1/8 unit vertical in 12 units horizontal (1 percent).

**RBC302.4.11 Section 412.2.3.** Add the following exception:

**Exception:** Group III and IV hangars as defined in NFPA 409 where hazardous operations including fuel transfer, welding, torch cutting, torch soldering, doping, and spray painting are not performed.

**RBC302.4.12 Section 704.11.** Add the following exception:

**5.3.** Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code, 2003 Edition, and provided with Class A roof covering.

**RBC302.4.13 Section 705.6. Exception 4.2.** Delete "Class B" and replace with "Class A."

**RBC302.4.14 Section 705.6. Exception 4.3** Add the following to the end of exception 4.3 as follows:

or the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code, 2003 Edition.

**RBC302.4.15 Section 708.3.** Delete exception 2.

**RBC302.4.16 Section 708.4.** Delete exception 5 and replace with the following:

**5.** Wall assemblies separating dwelling units in the same building shall extend to the underside of the roof sheathing.

**RBC302.4.17 Section 715.3.3.** Delete the following from the fourth sentence:

"with an artificial bottom seal installed across the full width of the bottom of the door assembly."

**RBC302.4.18 Section 901.1.** Add the following:

The Fire Authority shall have the authority to regulate and enforce any provisions of this Chapter in agreement with the Building Department.

**RBC302.4.19 Section 903.2.7.** Add the following exceptions:

**Exceptions:**

- 1.** Group R-3 occupancies other than those licensed by the state of Colorado for health care.
- 2.** Group R-2 occupancies containing four (4) or less dwelling units other than those licensed by the state of Colorado for health care.
- 3.** Group R-2 occupancies containing more than four (4) but not more than eight (8) dwelling units shall be provided with an automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 of the International Building Code, 2003 Edition, as approved by the Fire Authority.

**RBC302.4.20 Section 905.** Delete and replace with the following:

**905.1 General.** Standpipe systems shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.21 Section 907.** Delete and replace with the following:

**907.1 General.** Fire alarm and detection systems shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.22 Table 1004.1.2.** Amend as follows:

Add the following row: Beauty Care business – 50 gross.

Add the following footnote applicable to the entire table:

- a.** Any occupancy or use not mentioned specifically or about which there is any question shall be given the rate of occupant per unit of area which most nearly resembles the intended occupancy or use based on the fire and life hazard.

**RBC302.4.23 Section 1007.2.** Delete number 4 from the list of components.

**RBC302.4.24 Section 1007.5.** Delete and replace with the following:

**1007.5. Platform Lifts.** Platform (wheelchair) lifts



shall not serve as part of an accessible means of egress.

**RBC302.4.25 Section 1008.1.4. Exception 3.** Delete "7¾ inches (197.85 mm)" and replace with "8 inches (203.2 mm)."

**RBC302.4.26 Section 1008.1.5.** Add the following exception:

2. In Group R-3 and within individual dwelling units of Group R-2, landing length may be reduced to 18 inches (457.2 mm) on the exterior side of a door serving a patio, deck or exterior balcony when the landing is not part of a required exit.

**RBC302.4.27 Section 1008.1.6.** Delete the exception.

**RBC302.4.28 Section 1008.1.9.** In the second paragraph, delete "100" and replace with "50."

**RBC302.4.29 Section 1009.1. Exception 4.** Delete.

**RBC302.4.30 Section 1009.3. Exception 5.** Delete "7¾ inches (197.85 mm)" and replace with "8 inches (203.2 mm)," and delete "10 inches (254 mm)" and replace with "9 inches (228.6 mm)".

**RBC302.4.31 Section 1012.2.** Add the following exception:

3. For Group R-3, and within individual dwelling units in Group R-2 occupancies, guards may be not less than 36 inches (914.4 mm) in height.

**RBC302.4.32 Section 1012.5.** Delete.

**RBC302.4.33 Table 1016.1.** In the occupancy row designated as "R" delete "0.5" from the "With sprinkler system" column and replace with "1."

**RBC302.4.34 Section 1025.2.** Delete "5.7 square feet (5,295 cm<sup>2</sup>)" and replace with "4.5 square feet (4,181 cm<sup>2</sup>)" and delete the exception.

**RBC302.4.35 Section 1025.2.1.** Add the following exception:

**Exception:** A 3-foot (914.4 mm) wide by 4-foot (1,219.2 mm) high nominal single or double hung window with a minimum vertical opening of 19 inches (482.6 mm) and a minimum net clear opening of 4.5 square feet (4,181 cm<sup>2</sup>) is approved.

**RBC302.4.36 Section 1025.4.** Add the following exception:

**Exception:** Bars, grilles, grates, or similar devices are not permitted to be used in conjunction with hatches or covers as permitted in Section 1025.5.3 Exception 3 of the International Building Code, 2003 Edition.

**RBC302.4.37 Section 1025.5.3.** Insert a new section as follows:

**1025.5.3 Clearance.** Horizontal projections above a window well are not permitted.

**Exceptions:**

1. The minimum horizontal area of 9 square feet (8,361 cm<sup>2</sup>) is provided clear of the projection and the horizontal projection of the operable portion of the egress window and ladder or steps, if required, remain clear of the projection.
2. The vertical distance between the top edge of the window well and the bottom of the projection is at least 24 inches (609.6 mm).
3. Where the projection is a walking surface which provides a clear and discernible path of egress away from the building and provided with a hatch or cover providing a minimum net clear opening of 9 square feet (8,361 cm<sup>2</sup>) which is releasable or removable from the window well side without the use of a key, tool or applied force greater than 30 pounds (133 N).

**RBC302.4.38 Section 1104.1.** Delete and replace with the following:

**1104.1 Site Arrival Points.** Accessible routes within the site shall be provided from a point 5 feet (1,524 mm) from the accessible building entrance to the accessible building entrance served.

**RBC302.4.39 Table 1106.1.** Add the following footnote:

- a. For occupancies in Group R-2 with seven (7) or less dwelling units per development, accessible parking spaces are not required.

**RBC302.4.40 Section 1107.6.2.** Add the following:

See also Section 9-5-105 C. R. S., as amended. The most stringent requirement shall apply.

**RBC302.4.41 Section 1207.** Delete.

**RBC302.4.42 Section 1209.2.** Add the following exception:

**Exception:** In Group R-3 and within individual dwelling units of Group R-2 with cathedral ceiling areas, attic access need not be provided if the pitch of the bottom chord exceed 3 units vertical in 12 units horizontal (25 percent pitch), unless mechanical equipment is installed within or accessed from the attic space.

**RBC302.4.43 Section 1501.2.** Insert a new section as follows:

**1501.2 Cold Climates.** Where this Chapter refers

to "areas where the average daily temperature in January is 25 °F (-3.9 °C) or less or where there is a possibility of ice forming along the eaves causing a backup of water", this shall be construed to mean areas with a grade plane elevation of greater than 7,000 feet (2,134 m).

**RBC302.4.44 Section 1503.2.1.** Delete "0.019 inch (.483 mm) (No. 26 galvanized sheet)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet)."

See Appendix D for modifications to Section 1505.1 and Table 1505.1 of the International Building Code, 2003 edition, by the City of Colorado Springs.

**RBC302.4.45 Table 1507.2.** Add the following item to the 4<sup>th</sup> component, Application:

Face Nailing: Only permitted in the following locations:

1. The rake of the roof;
2. The ridge cap as per manufacturer's specifications;
3. Flashing at clear story provided the nail heads are covered with mastic.

**RBC302.4.46 Section 1507.2.5.** Add the following:

Self-sealing strip shingles, weighing less than 2.4 pounds per square foot (115 N/m<sup>2</sup>), may only be installed from May 1 through October 31.

**RBC302.4.47 Section 1507.2.9.1.** Delete both instances of "0.019 inch (.483 mm)" and replace with "0.016 inch (.406 mm)."

**RBC302.4.48 Table 1507.2.9.2.** Amend the row designated as "Galvanized steel" by deleting "26 gage" from the "GAGE" column and replacing it with "28 gage."

**RBC302.4.49 Section 1507.3.9.** Delete "0.019 inch (0.48 mm) (No. 26 galvanized sheet gage)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet gage)."

**RBC302.4.50 Table 1507.8.** Add the following item to the 5<sup>th</sup> component, Application:

Face Nailing: Only permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clear story provided a soldier course is provided over the flashing to nail through.

**RBC302.4.51 Section 1507.8.7.** Delete "0.019 inch (0.48 mm) (No. 26 galvanized sheet gage)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet gage)."

**RBC302.4.52 Section 1507.9.8.** Delete "0.019 inch (0.48 mm) (No. 26 galvanized sheet gage)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet gage)."

**RBC302.4.53 Section 1510.3.** Add the following item:

4. Where the total weight of the existing and new roof covering materials exceeds 6.6 pounds per square foot (316 N/m<sup>2</sup>).

**Exception:** When calculations submitted by a structural engineer licensed by the State of Colorado demonstrate that the roof structure can accommodate the increased total roof dead load.

**RBC302.4.54 Section 1603.1.5.** Delete the first sentence and replace with the following:

The following information related to seismic loads must be shown if seismic loads govern the design of the lateral-force-resisting system of the building.

**RBC302.4.55 Table 1607.1.** Amend as follows:

5. Delete "100 pounds per square foot (4,788 N/m<sup>2</sup>)" such that all exterior balconies are designed to a uniform live load of 60 pounds per square foot (2,873 N/m<sup>2</sup>). This shall not be construed to include exterior exit balconies.
6. Replace with: Decks in conjunction with R-2 and R-3 occupancies shall be designed for a 40 pounds per square foot (1,915 N/m<sup>2</sup>) live load and a 15 pounds per square foot (718 N/m<sup>2</sup>) dead load. All other decks shall be designed for the same live load as the occupancy served. The total load shall be increased by a factor of 1.2 for the ledger connection to the structure. All ledger connections shall be provided with approved weather protection.
16. Garages (passenger vehicles only) – Add: At top level that is exposed to snow loads, structure shall be designed for full live load plus one half design snow load.
27. Replace with: Habitable attics only.

**RBC302.4.56 Section 1608.** Delete and replace with the following:

## **SECTION 1608 SNOW LOADS**

**1608.1 General.** Design snow loads shall be determined in accordance with this Section and Section 7.0 of ASCE 7, as applicable.

Buildings, structures and portions thereof shall be designed and constructed to sustain, within the stress limitations of this Code, all dead loads plus the most critical effect resulting from snow load distributions on roofs and decks.

When using Section 7.0 of ASCE 7, as applicable, the **Exposure Factor,  $C_e$** , **Thermal Factor,  $C_t$**  and **Importance Factor,  $I$**  shall all be set to a value of 1.0.

**1608.2 Balanced Loading.** For all buildings and structures with a grade plane below 7,000 feet (2,134 m) elevation, the flat roof snow load ( $p_f$ ) shall not be less than 30 pounds per square foot (1,436 N/m<sup>2</sup>) of horizontal projected area. For all buildings and structures with a grade plane at or above 7,000 feet (2,134 m) the flat roof snow load ( $p_f$ ) shall not be less than 40 pounds per square foot (1,915 N/m<sup>2</sup>) of horizontal projected area. The flat roof snow load may be reduced for roof slope using Section 7.4 of ASCE 7.

**1608.3 Unbalanced Loading and Drifts.** Provisions shall be made for unbalanced snow loads in accordance with Section 7.6 of ASCE 7 and drifts on lower roofs in accordance with Section 7.7 of ASCE 7. The ground snow load ( $p_g$ ) below 7,000 feet (2,134 m) elevation shall be set at 20 pounds per square foot (958 N/m<sup>2</sup>). At or above 7,000 feet (2,134 m) the ground snow load ( $p_g$ ) shall be set at 27 pounds per square foot (1,293 N/m<sup>2</sup>).

**RBC302.4.57 Section 1609.1.1.** Delete the first sentence, and replace with the following:

Wind loads on every building or structure shall be in accordance with ASCE 7 and based on a basic wind speed (3 second gust) of 100 miles per hour (44.7 m/s).

**RBC302.4.58 Section 1609.1.2.** Delete each occurrence of "10 pounds per square foot (479 N/m<sup>2</sup>)" and replace with "20 pounds per square foot (958 N/m<sup>2</sup>)."

**RBC302.4.59 Section 1609.3.** Delete and replace with the following:

**1609.3 Basic wind speed.** The basic wind speed (3-second gust) shall be 100 miles per hour (44.7 m/s).

**RBC302.4.60 Section 1609.4.** Delete items 1 and 2.

**RBC302.4.61 Section 1609.6.1.** Delete and replace with the following:

**1609.6.1 Design.** The provisions of Section 1609.6.2 of the International Building Code, 2003 Edition, may be used for all structures not exceeding 60 feet (18.3 m) in height.

**RBC302.4.62 Section 1609.6.2.1.1.** Delete each occurrence of "10 pounds per square foot (479 N/m<sup>2</sup>)" and replace with "20 pounds per square foot (958 N/m<sup>2</sup>)."

**RBC302.4.63 Figure 1609.6.2.2. Component and Cladding Pressure.** Add the following note:

6. Refer to ASCE 7, Figure 6-3 for zones

**RBC302.4.64 Section 1609.6.2.2.1.** Delete each occurrence of "10 pounds per square foot (479 N/m<sup>2</sup>)" and replace with "20 pounds per square foot (958 N/m<sup>2</sup>)." This applies to both positive and negative pressures.

**RBC302.4.65 Section 1610.1.** Delete and replace with the following:

**1610.1 General.** Basement, foundation, and retaining walls shall be designed to resist lateral soil loads. The soil lateral load shall be provided in the soil investigation report and the design loads shall be listed on the foundation plan. If the soils report does not provide lateral earth loads the assumed lateral loads used for design must be shown on the foundation plan.

If the floor diaphragm is used to resist lateral loads, the foundation design must include: blocking and bracing details, anchor bolt size and spacing, and lateral force at the diaphragm. If a wall is designed to cantilever or span horizontally, the design must so indicate.

**RBC302.4.66 Section 1615.1.** Delete the second paragraph and replace with the following:

The maximum considered earthquake spectral response acceleration shall be 18.5 at short periods ( $S_s$ ) and 5.9 at 1-second period ( $S_1$ ). These numbers are expressed as a percent of gravity.

**RBC302.4.67 Section 1704.** Delete and replace with the following:

**1704 Special Inspections.** Special inspections shall be in accordance with Section RBC109.7 of this Code.

**RBC302.4.68 Section 1802.2.** Delete the exception.

**RBC302.4.69 Section 1803.2.** Add the following to the end of the first paragraph:

Expansive soils shall not be used as backfill materials except at the upper 12 inches (304.8 mm) of backfill.

**RBC302.4.70 Section 1805.2.** Delete "12 inches (304.8 mm)" and replace with "30 inches (762 mm)."

**RBC302.4.71 Section 1805.2.1. Exception 2.** Delete "400 square feet (37.2 m<sup>2</sup>)" and replace with "200 square feet (18.6 m<sup>2</sup>)."

**RBC302.4.72 Section 1805.3.4.** Delete.

**RBC302.4.73 Section 1806.1.** Add the following:  
All retaining walls shall have 1½ inch (38.1 mm)

weep holes spaced not more than 10 feet (3,048 mm) apart unless alternate means of subsurface drainage is provided.

**RBC302.4.74 Section 1807.1.** Delete the first sentence and replace with the following:

Unless otherwise specified in the soils report, walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and damp proofed in accordance with this section, with the exception of those spaces containing groups other than residential and institutional where such omission is not detrimental to the building or occupancy.

**RBC302.4.75 Section 1807.4.3.** Delete and replace with the following:

**1807.4.3 Drainage Discharge.** Where drains are provided for the collection of rain, surface, or subsurface water, such drains shall not be connected to or discharged into the building sewer drain.

**RBC302.4.76 Section 1812.4. Exception 2.** Delete and replace with the following:

2. Isolated piers supporting posts and bracing from decks and patios accessory to R-3 and U occupancies not exceeding two (2) stories of light frame construction.

**RBC302.4.77 Section 2113.9.1.** Delete the first sentence and replace with the following:

Spark arrestors shall be installed on all masonry chimneys and meet all of the following requirements:

**RBC302.4.78 Section 2203.2.** Delete the second sentence and replace with the following:

When located in a crawlspace, outside the building envelope or in a corrosive environment, individual structural members and assembled panels of cold-formed steel construction, except where fabricated of approved corrosion-resistant steel or of steel having a corrosion resistant or other approved coating, shall be protected against corrosion with an approved coat of paint, enamel or other approved protection.

**RBC302.4.79 Section 2301.2.3.** Delete the exception.

**RBC302.4.80 Section 2304.11.2.2.** Delete "8 inches (203.2 mm)" and replace with "6 inches (152.4 mm)".

**RBC302.4.81 Section 2308.6.** After the first paragraph insert the following:

Wood sole and sill plates supporting floors shall be installed in accordance with this section and shall not be stacked more than two (2) plates high for nominal 2 x 4 plates nor more than three (3) plates high for nominal 2 x 6 or larger plates including the sole plate unless a specific design is provided by a design professional licensed in the state of Colorado.

**RBC302.4.82 Section 2308.8.2.** Delete the second sentence and replace with the following:

Solid blocking shall not be less than 2 inches (50.8 mm) nominal in thickness and not more than one size in depth smaller than the joists. When blocking supports a bearing wall above, blocking shall be full depth of the joist.

**RBC302.4.83 Table 2308.9.1.** Delete and replace with the following:

Table 2308.9.1					
SIZE HEIGHT AND SPACING OF WOOD STUDS					
Stud Size	Spacing (inches)	Allowable stud height Supporting roof and Ceiling	Allowable stud height Supporting roof and Ceiling and one floor	Allowable stud height supporting roof and Ceiling and two floors	Allowable stud height Non-load bearing.
2x4	8	10 feet	10 feet	8 feet	14 feet
	12	10 feet	9 feet 4 inches		13 feet
	16	10 feet	8 feet		12 feet
	24	8 feet			10 feet
2x6	8	20 feet	17 feet 6 inches	16 feet 6 inches	20 feet
	12	18 feet	16 feet	14 feet 6 inches	18 feet
	16	15 feet 6 inches	14 feet 6 inches	12 feet	15 feet
	24	12 feet 6 inches	11 feet 6 inches		14 feet

1 inch = 25.4 mm, 1 foot = 304.8 mm.

**Notes:**

1. All 2x4 studs are any species of wood permitted by the Code; Standard or better, or stud grade.
2. All 2x6 studs are Hem Fir #2 species or better.
3. Studs framed at 24 inches (609.6 mm) on center must be placed within 5 inches (127 mm) of the load bearing elements from above.
4. This chart is invalid for buildings using cementitious toppings over sub floors exceeding 13 pounds per square foot (622 N/m<sup>2</sup>).
5. At openings in walls, (such as windows), for each stud removed to allow for the opening, a minimum of 1/2 of a stud must be placed at each side of the opening.
6. Utility grade studs shall not be spaced more than 16 inches (406.4 mm) on center nor support more than a roof and a ceiling, nor exceed 8 feet (2,438.4 mm) in height for exterior load-bearing walls and 10 feet (3,048 mm) for interior non-load-bearing walls.
7. Listed heights are distances between lateral supports placed perpendicular to the plane of the wall.

**RBC302.4.84 Section 2308.9.4.** Add the following:

When a cripple wall is located between the top of the foundation wall which is more than 4 feet (1,219.2 mm) high and longer than 6 feet (1,828.8 mm), a design shall be provided by a design professional licensed in the state of Colorado, which indicates that the foundation is not dependant upon the floor framing for lateral support. Other engineering methods which will provide for the structural stability of the foundation system may be approved.

**RBC302.4.85 Section 2308.9.10.** Add the following:

Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 1/8 inch x 1 1/2 inch (3.175 mm x 38.1 mm) steel straps fastened to each side of the stud with 4 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs,

engineering calculations shall be submitted in all cases to indicate that the stresses allowed by this section are not exceeded under the design loads.

**RBC302.4.86 Section 2308.10.1.** Delete the last sentence and replace with the following:

Rafter to wall connections shall comply with Tables 2304.9.1 and 2308.10.1. Truss uplift values shall be in accordance with the engineered truss report or as determined by the engineer of record.

**RBC302.4.87 Section 2308.10.7.2.** Add the following:

Roof trusses shall be supported laterally at points of bearing by solid blocking to prevent rotation and lateral displacement when the depth of the member at bearing points exceeds 8 inches (203.2 mm). Other engineering methods that will provide for the structural stability of the roof truss system may be approved.

**RBC302.4.88 Section 2603.4.1.6.** Add the following exception:

**Exception:** The thermal barrier is not required in crawl spaces of Group R-3.



**RBC302.4.89 Section 3001.2.** Add the following to the list of referenced standards:

**ASME A17.3, Safety Code for Existing Elevators & Escalators.**

**RBC302.4.90 Section 3004.5.** Delete and replace with the following:

**3004.5 Plumbing and Mechanical Systems.**

Floor drains, sumps and sump pumps shall be permitted at the base of the shaft provided they discharge to an approved storm drain or to the exterior grade surface.

**RBC302.4.91 Section 3005.1.** Delete the following:

“conveyors, personnel hoists and material hoists”

**RBC302.4.92 Section 3005.3.** Delete.

**RBC302.4.93 Section 3005.4.** Delete.

**RBC302.4.94 Section 3105.3.** Add the following exception:

**Exception:** Retractable, folding and collapsible awnings or fixed awnings not more than 10 feet (3,048 mm) in length nor more than 6 feet (1,828.8 mm) in width, with non-combustible frames adequately anchored to a substantial concrete slab, need not comply with live load nor wind load requirements.

**RBC302.4.95 Section 3109.** Delete.

**RBC302.4.96 Section 3303.7.** Insert a new section as follows:

**3303.7 Demolition by Incendiary Means.**

Demolition by means of explosives or by burning is not permitted except when specifically approved by the Building Official and the Fire Authority as applicable.

**RBC302.4.97 Section 3306.1.** Add the following exception:

**Exception:** Where the demolition time is so short that walkways and fences are not justified, the applicant may, upon prior approval from the Building Official, provide twenty-four (24) -hour continuous guard service adequate for the protection of the public.

**RBC302.4.98 Chapter 35, ICC Referenced Standards.** Delete “ICC/ANSI A117.1-98” and replace with “ICC/ANSI A117.1-2003”.

**RBC302.4.99 Section E108.** Delete.

**RBC302.4.100 Section E111.** Delete

**RBC302.4.101 Section E112.** Delete “ICC/ANSI A117.1-98” and replace with “ICC/ANSI A117.1-2003”.

**RBC302.4.102 Section I101.1.** Add the following:

Enclosed patios shall not be conditioned by any heating or cooling means.

**RBC302.4.103 Section I104.2.** Delete the following:

“In areas with a frost depth of zero”

**SECTION RBC303 - RESIDENTIAL BUILDING CODE**

**RBC303.1 SHORT TITLE.** This section will be known and cited as the Residential Building Code.

**RBC303.2 SCOPE.** The provisions of the Residential Building Code shall apply in accordance with Section RBC101.3 of this Code specifically to detached one- and two-family dwellings not more than three (3) stories in height with a separate means of egress and their accessory structures.

**RBC303.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Residential Code for One-and Two-Family Dwellings of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. Only the following sections of the Code are being adopted:

1. Chapter 2, Definitions
2. Chapter 3, Building Planning
3. Chapter 4, Foundations
4. Chapter 5, Floors
5. Chapter 6, Wall Construction
6. Chapter 7, Wall Covering
7. Chapter 8, Roof-Ceiling Construction
8. Chapter 9, Roof Assemblies
9. Chapter 10, Chimney and Fireplaces
10. Appendix H, Patio Covers
11. Chapter 43, Referenced Standards

All other Chapters and Appendices are either addressed by separate codes or declared to be non-applicable to

the Jurisdiction and are therefore expressly deleted.

**RBC303.4 ADDITIONS AND MODIFICATIONS.**

The adopted Code is subject to the following additions and modifications:

**RBC303.4.1 Section R202.** Delete the definition of BASEMENT and replace with the following:

**BASEMENT.** That portion of a building that is partly or completely below grade, having a permanent floor of approved material and not defined as a crawlspace. (See the definitions of "Story above grade plane" in the International Residential Code, 2003 Edition and "Crawlspace" below.)

Add a definition of CRAWLSPACE as follows:

**CRAWLSPACE.** An under-floor space between the bottom of a floor and the earth under any building that is not more than 5 feet (1,524 mm) in height measured from the average interior grade to the underside of the floor framing. (See Section R408 of the International Residential Code, 2003 Edition.)

Delete the definition of TOWNHOUSE.

See Appendix D for a modification to Section R202 of the International Residential Code, 2003 edition, by the City of Colorado Springs.

**RBC303.4.2 Section R202.** Amend the definition of BUILDING as follows:

Delete "including townhouses"

**RBC303.4.3 Table R301.2(1).** Delete and replace with the following:

**TABLE R301.2(1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

ROOF SNOW LOAD <sup>l</sup>	WIND SPEED <sup>e</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>g</sup>	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP <sup>f</sup>	ICE SHIELD UNDER-LAYMENT REQUIRED <sup>i</sup>	FLOOD HAZARDS <sup>h</sup>	AIR FREEZING INDEX <sup>j</sup>	MEAN ANNUAL TEMP <sup>k</sup>
			Weathering <sup>a</sup>	Frost line Depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>					
30/40	100 Exp. C	B	Severe	30 inches (762 mm)	Slight to moderate	None to slight	0°F (-18°C)	YES	12/18/1986	1,000	45°F (7°C)

Add the following to the end of **Footnote i**: Required only above 7,000 ft (2,134 m) elevation.

Add the following **Footnote l**:

**l.** For buildings or structures with a grade plane below 7,000 ft (2,134 m) elevation, the uniform snow load shall be 30 pounds per square foot (1,436 N/m<sup>2</sup>) of horizontal projected area. For all buildings and structures with a grade plane at or above 7,000 ft (2,134 m) elevation, the uniform snow load shall be 40 pounds per square foot (1,915 N/m<sup>2</sup>) of horizontal projected area.

**RBC303.4.4 Section R301.2.1.4.** Delete items 1 and 2.

**RBC303.4.5 Table R301.5.** Add the following to the end of **Footnote e**:

Ledger connection of decks to existing structures shall be capable of supporting a load equal to 1.2

times the total live and dead load. The design dead load shall not be less than 15 pounds per square foot (718 N/m<sup>2</sup>).

Delete "Rooms other than sleeping rooms" and replace with "All rooms."

Delete "Sleeping rooms" and replace with "Habitable

attics.”

**RBC303.4.6 Section R302.1.** Add the following exception:

2. Common walls of dwelling units constructed on separate lots may be built in accordance with Section R317.1 of the International Residential Code, 2003 Edition.

**RBC303.4.7 Section R303.3.** Add the following to the exception:

unless the room does not contain a shower, bathtub or similar bathing fixture, in which case ventilation air may re-circulate.

**RBC303.4.8 Section R304.4.** Delete “7 feet (2,133.6 mm)” and replace with “7 feet, 6 inches (2,286 mm)”.

**RBC303.4.9 Section R305.1.** Delete the first paragraph and replace with the following:

**R305.1 Minimum height in non-habitable spaces.** Spaces not defined as habitable spaces shall have a ceiling height of not less than 7 feet (2,133.6 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Delete exceptions 1 and 2.

**RBC303.4.10 Section R305.2.** Insert a new section as follows:

**R305.2 Minimum height in habitable spaces.** Habitable spaces shall have a ceiling height of not less than 7 feet, 6 inches (2,286 mm). The required ceiling height shall be measured from the finish floor to the lowest projection from the ceiling.

**Exceptions:**

1. Beams and girders spaced not less than 4 feet (1,218.8 mm) on center may project not more than 6 inches (152.4 mm) below the required ceiling height.
2. In basements, the required ceiling height may be reduced to not less than 6 feet, 8 inches (2,032 mm) under furred-down beams, pipes and ducts over an area not to exceed 50 percent of the floor area of the room in which the reduction occurs or over a width of not more than 8 feet (2,438.4 mm), whichever is greater.
3. In other than basements, not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet, 6 inches (2,286 mm) in height with no portion of the required floor area less than 5 feet (1,524 mm) in height.

**RBC303.4.11 Section R305.3.** Insert a new section as follows:

**R305.3 Minimum height in unfinished basements.** Unfinished basements shall have a ceiling height of not less than 7 feet, 7½ inches (2,324.1 mm). The required ceiling height shall be measured from the unfinished floor to the underside of floor joists.

**Exception:** Beams, girders, ducts or other obstructions may project up to 10 inches (254 mm) below the required ceiling height.

**RBC303.4.12 Figure R307.2.** Delete the “21 inch” dimension for spacing in front of the water closet and replace with “24 inch” and delete the “30 inch” dimension for minimum shower size and replace with “32 inch.”

**RBC303.4.13 Section R309.2.** Delete and replace with the following:

**R309.2. Separation required.** Attached garages and detached garages located less than 6 feet (1,828.8 mm) from the residence shall be separated from the residence by not less than 5/8-inch Type X gypsum board or equivalent attached to permanent framing on the garage side which allows a screw or other approved fastening spacing of not more than 16 inches (406.4 mm) in both vertical and horizontal directions. In lieu of this assembly, any wall or ceiling assembly which meets a fire-resistance rating of one hour on the garage side may be used.

**Exception:** Garages attached to the residence by means of a covered breezeway where not more than 50 percent of the perimeter of the breezeway is enclosed may be considered detached.

**RBC303.4.14 Section R309.3.** Delete the second paragraph.

**RBC303.4.15 Section R309.4.** Delete the second paragraph.

**RBC303.4.16 Section R310.1.** Delete the first and second sentences and replace with the following:

All basements, floors other than the floor providing the exit door required by Section R311.4.1 of the International Residential Code, 2003 Edition, and every sleeping room shall have at least one openable emergency escape and rescue opening complying with this section or door complying with Section R311.4.2 of the International Residential Code, 2003 Edition, in addition to the normally provided exit door or stairway complying with Section R311.5 of the International Residential Code, 2003 Edition. The emergency escape and rescue opening or door shall be placed a distance apart from the normally provided door or stairway a

minimum of one-third (1/3) of the length of the maximum overall diagonal dimension of the floor served. In addition, unfinished basements or portions of unfinished basements more than 500 square feet (46.5 m<sup>2</sup>) in gross floor area shall be provided with an additional emergency escape and rescue opening or door for each additional 500 square feet (46.5 m<sup>2</sup>) in gross floor area or fraction thereof. These shall be arranged a reasonable distance apart so that if one becomes blocked, the others will be available.

**RBC303.4.17 Section R310.1.1.** Delete "5.7 square feet (5,295 cm<sup>2</sup>)" and replace with "4.5 square feet (4,181 cm<sup>2</sup>)" and delete the exception.

**RBC303.4.18 Section R310.1.2.** Add the following exception:

**Exception:** A 3-foot (914.4 mm) wide by 4-foot (1,219.2 mm) high nominal single or double hung window with a minimum vertical opening of 19 inches (482.6 mm) and a minimum net clear opening of 4.5 square feet (4,181 cm<sup>2</sup>) may be used.

**RBC303.4.19 Section R310.2.** Add the following exception:

2. Dwellings that were issued a building permit prior to January 1, 2000 may have window wells with a minimum horizontal projection of 30 inches (762 mm).

**RBC303.4.20 Section R310.2.2.** Insert a new section as follows:

**R310.2.2 Clearance.** Horizontal projections above a window well required by Section R310.1 of the International Residential Code, 2003 Edition, are not permitted.

**Exceptions:**

1. The minimum horizontal area of 9 square feet (8,361 cm<sup>2</sup>) is provided clear of the projection and the horizontal projection of the operable portion of the egress window and ladder or steps, if required, remain clear of the projection.
2. The vertical distance between the top edge of the window well and the bottom of the projection is at least 24 inches (609.6 mm).
3. Where the projection is a walking surface which provides a clear and discernible path of egress away from the building and provided with a hatch or cover providing a minimum net clear opening of 9 square feet (8,361 cm<sup>2</sup>) which is releasable or removable from the window well side without the use of a key, tool or applied force greater than 30 pounds (133 N).

**RBC303.4.21 Section R311.2.1.** After the first sentence, insert the following.

An alternative design sealed by a licensed design professional licensed by the State of Colorado may also be accepted for handicap ramps or other approved temporary structures.

**RBC303.4.22 Section R311.4.2.** Add the following exception:

**Exception:** Doors used in lieu of required emergency escape and rescue openings required by Section R310.1 of the International Residential Code, 2003 Edition, shall be side-hinged or sliding doors not less than 2 feet 8 inches (812.8 mm) in width and 6 feet 8 inches (2,032 mm) in height.

**RBC303.4.23 Section R311.4.3.** Add the following exception:

**Exception:** Landing length may be reduced to 18 inches (457.2 mm) on the exterior side of a door serving a patio, deck or exterior balcony when the landing is not part of a required exit.

**RBC303.4.24 Section R311.4.3.** In the exception after the second paragraph, delete "7¾ inch (196.85 mm)" and replace with "8 inch (203.2 mm)."

**RBC303.4.25 Section R311.5.3.1.** In the first sentence, delete "7¾ inch (196.85 mm)" and replace with "8 inch (203.2 mm)."

**RBC303.4.26 Section R311.5.3.2.** In the first sentence, delete "10 inch (254 mm)" and replace with "9 inch (228.6 mm)." In the fourth sentence, delete "10 inch (254 mm)" and replace with "7½ inch (190.5 mm)." Delete the fifth sentence.

**RBC303.4.27 Section R311.5.3.3.** Delete the last sentence and replace with the following:

Open risers are permitted.

Delete the second exception.

**RBC303.4.28 Section R311.5.6.2.** Add the following exception:

3. Where a handrail supported by a wall terminates and a new handrail along the same stairway is then supported by a guard, continuity is not required provided the terminus of the handrail supported by the wall is flush with or overlaps the vertical wall surface in which the handrail supported by the guard terminates.

**RBC303.4.29 Section R312.1.** Add the following exception to the first paragraph:

**Exception:** Window wells not located in patios, porches or sidewalks or within 12 inches (304.8 mm) of the normal walking path.

**RBC303.4.30 Section R314.2.3.** Delete "crawlspaces" and add the following:

The thermal barrier is not required in crawl spaces.

**RBC303.4.31 Section R317.2.** Delete.

**RBC303.4.32 Section R317.3.** In the first sentence, delete the reference to R317.2.

**RBC303.4.33 Section R318.** Delete.

**RBC303.4.34 Section R319.1, Item 2.** Delete "8 inches (203.2 mm)" and replace with "6 inches (152.4 mm)."

**RBC303.4.35 Section R320.** Add the following under the heading of this Section:

This Section is to be used for reference only.

**RBC303.4.36 Section R321.1.** Delete and replace with the following:

**R321.1 Premises identification.** Street addressing shall be in accordance with Section RBC312 of this Code.

**RBC303.4.37 Section R322.** Delete.

**RBC303.4.38 Section R401.1.1.** Insert a new section as follows:

**R401.1.1 Design Professional Required.** Construction documents for foundation systems and/or components regulated by this section shall be sealed by a design professional licensed by the state of Colorado.

**Exceptions:**

1. Free-standing accessory structures with an area of 200 square feet (18.6 m<sup>2</sup>) or less and an eave height of 10 feet (3,048 mm) or less;
2. Single-story detached wood frame accessory structures not more than 750 square feet (69.7 m<sup>2</sup>) in area with a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil;
3. Decks or open patio covers set on piers; and
4. Patio cover enclosures built in accordance with Appendix H of the International Residential Code, 2003 edition.

**RBC303.4.39 Section R401.4.** Delete and replace with the following

**R401.4 Soil tests.** A soil test shall be required to determine the soil's characteristics for each building or structure regulated by this Code. This test shall be made and a subsequent report produced by a design professional licensed by the state of Colorado.

**Exception:** A soil test is not required for buildings or structures whose foundation system construction documents are not required to be sealed by a design professional in accordance with Section R401.1.1 of the International Residential Code, 2003 Edition.

**RBC303.4.40 Table R402.2.** Delete and replace footnote d with the following:

- d. Concrete shall be air entrained as required by either the soils test or the foundation design.

**RBC303.4.41 Section R403.1.4.1. Exception 1.** Delete "400 square feet (37.2 m<sup>2</sup>)" and replace with "200 square feet (18.6 m<sup>2</sup>)."

**RBC303.4.42 Section R403.1.4.1. Exception 2.** Add the following:

provided no portion of the deck walking surface has an elevation higher than 30 inches (762 mm) from grade plane.

**RBC303.4.43 Section R403.1.4.1.** Add the following exception:

3. Single-story detached wood frame accessory structures not more than 750 square feet (69.7 m<sup>2</sup>) in area with a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil.

**RBC303.4.44 Section R403.1.6.** Add the following after the first paragraph:

Wood sole and sill plates supporting floors shall be installed in accordance with this section and shall not be stacked more than two plates high for nominal 2 x 4 plates nor more than three plates high for nominal 2 x 6 or larger plates including the sole plate unless a specific design is provided by a design professional licensed by the state of Colorado.

**RBC303.4.45 Section R403.1.8.** Delete "Section 1805.8 of the International Building Code" and replace with "the soils test recommendations as required per Section R401.4 of the International Residential Code, 2003 Edition."

**RBC303.4.46 Section R404.1.** Delete the last sentence.

**RBC303.4.47 Section R404.4.** Delete the last sentence.

**RBC303.4.48 Section R405.1.** Insert the following before the first sentence:

Unless specified by the Soils test,

**RBC303.4.49 Section R405.2.3.** Delete and replace with the following:

**R405.2.3 Sump pits.** When a foundation



peripheral drain is required by the soils test report, a collection sump shall be provided on the interior or exterior of the building to drain the porous layer and footings. The sump shall be at least 24 inches (609.6 mm) in diameter or 20 square inches (129 cm<sup>2</sup>), shall extend at least 24 inches (609.6 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved storm sewer system or to daylight. An electrical receptacle installed in accordance with the Electrical Code shall be provided within 24 inches (609.6 mm) of the sump pit. When provided on the interior, discharge piping installed in accordance with the Plumbing Code shall be provided to discharge a minimum of 6 inches (152.4 mm) from the exterior of the foundation wall above grade.

**RBC303.4.50 Section R408.2, Exception 2.** Add the following:

unless gas-fired appliances are present in the crawlspace.

**RBC303.4.51 Section R502.3.1.** Delete "sleeping areas and attics" and replace with "habitable attics."

**RBC303.4.52 Section R502.3.2.** Delete "sleeping and attics" and replace with "habitable attics."

**RBC303.4.53 Table R502.3.1(1).** Delete "Residential sleeping areas" and replace with "habitable attics."

**RBC303.4.54 Section R505.1.1.** Delete and replace with the following:

**R505.1.1 Application and Design Professional Required.** The provisions of this section shall control the construction of steel floor framing. Construction documents shall be sealed by a design professional licensed by the state of Colorado.

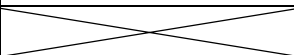
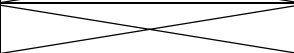


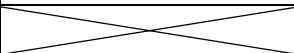
**RBC303.4.55 Section R506.1.** Delete and replace with the following:

**R506.1 General.** Concrete slab-on-ground floors shall be a minimum 3.5 inches (88.9 mm) thick and in accordance with the soils test per Section R401.4 of the International Residential Code, 2003 Edition.

**RBC303.4.56 Section R602.3.1.** Delete exceptions 1 and 2.

**RBC303.4.57 Section R602.3.2.** Delete "24 inch (609.6 mm)" and replace with "48 inch (1219.2 mm)."

**RBC303.4.58 Table R602.3(5).** Delete and replace with the following:

<b>SIZE HEIGHT (FEET) AND SPACING (INCHES) OF WOOD STUDS</b>					
<b>Stud Size</b>	<b>Spacing (inches)</b>	<b>Allowable stud height Supporting roof and Ceiling</b>	<b>Allowable stud height Supporting roof and Ceiling and one floor</b>	<b>Allowable stud height supporting roof and Ceiling and two floors</b>	<b>Allowable stud height Non-load bearing</b>
<b>2x4</b>	8	10 feet	10 feet	8 feet	14 feet
	12	10 feet	9 feet 4 inches		13 feet
	16	10 feet	8 feet		12 feet
	24	8 feet			10 feet
<b>2x6</b>	8	20 feet	17 feet 6 inches	16 feet 6 inches	20 feet
	12	18 feet	16 feet	14 feet 6 inches	18 feet
	16	15 feet 6 inches	14 feet 6 inches	12 feet	15 feet
	24	12 feet 6 inches	11 feet 6 inches		14 feet

1 inch = 25.4 mm, 1 foot = 304.8 mm.

**Notes:**

1. All 2x4 studs are any species of wood permitted by the Code; Standard or better, or stud grade.
2. All 2x6 studs are Hem Fir #2 species or better.
3. Studs framed at 24 inches (609.6 mm) on center must be placed within 5 inches (127 mm) of the load bearing elements from above.
4. This chart is invalid for buildings using cementitious toppings over sub floors exceeding 13 pounds per square foot (622 N/m<sup>2</sup>).
5. At openings in walls, (such as windows), for each stud removed to allow for the opening, a minimum of 1/2 of a stud must be placed at each side of the opening.
6. Utility grade studs shall not be spaced more than 16 inches (406.4 mm) on center nor support more than a roof and a ceiling, nor exceed 8 feet (2,438.4 mm) in height for exterior load-bearing walls and 10 feet (3,048 mm) for interior non-load-bearing walls.
7. Listed heights are distances between lateral supports placed perpendicular to the plane of the wall.

**RBC303.4.59 Section R602.6.** Add the following exception:

3. Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 1/8 inch (3.175 mm) x 1 1/2 inch (38.1 mm) steel straps fastened to each side of the stud with four (4) 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs, engineering calculations shall be submitted in all cases to show that the stresses allowed by this section are not exceeded under the design loads.

**RBC303.4.60 Section R602.7.1.** Delete.

**RBC303.4.61 Table R602.7.2.** Delete.

**RBC303.4.62 Figure R602.7.2.** Delete.

**RBC303.4.63 Section R602.9.** Add the following to the end of the first paragraph:

When a cripple wall is located between the top of a foundation wall which is more than 4 feet (1,219.2 mm) high and longer than 6 feet (1,828.8 mm), a design professional licensed by the state of Colorado shall provide a design which indicates that the foundation is not dependent upon the floor framing for lateral support. Other engineering methods which will provide for the structural stability of the foundation system may be approved.

**RBC303.4.64 Table R602.10.1.** Add item number 9 to each method.

**RBC303.4.65 Section R602.10.3.** Add an item as follows:

9. Approved metal let-in bracing.

**RBC303.4.66 Section R603.1.1.** Delete and replace with the following:

**R603.1.1 Application and Design Professional Required.** The provisions of this Section shall control the construction of exterior wall framing and interior load-bearing steel wall framing. Construction documents shall be sealed by a design professional licensed by the state of Colorado.

**RBC303.4.67 Section R606.1.** Add the following:  
Construction documents shall be sealed by a design professional licensed by the state of Colorado.

**RBC303.4.68 Section R606.1.1.** Delete.

**RBC303.4.69 Section R611.1.** Delete the last sentence.

**RBC303.4.70 Section R611.2.** Delete the first paragraph and replace with the following:

The provisions of this section shall apply to the construction of insulating concrete form walls. Construction documents shall be sealed by a design professional licensed by the state of Colorado.

**RBC303.4.71 Section R612.1.** Add the following:  
Construction documents shall be sealed by a design professional licensed by the state of Colorado.

**RBC303.4.72 Section R801.3.** Delete "In areas where expansive or collapsible soils are known to exist." Delete "5 feet (1,524 mm)" and replace with "3 feet (914.4 mm)."

**RBC303.4.73 Tables R802.5.1 Series (3) through (8).** Where these tables refer to "Ground snow load", delete and replace with "Roof snow load."

**RBC303.4.74 Section R802.8.** Delete and replace with the following:

**R802.8 Lateral Support.** Rafters and ceiling joists with a maximum bearing depth of 8 inches (203.2 mm) or more shall be provided with lateral support at points of bearing to prevent rotation.

**RBC303.4.75 Section R804.1.1.** Delete and replace with the following:

**R804.1.1 Application and Design Professional Required.** The provisions of this Section shall control the construction of steel roof framing. Construction documents shall be sealed by a design professional licensed by the state of Colorado.

**RBC303.4.76 Section R807.1.** Add an exception to the first paragraph as follows:

**Exception:** In dwellings with cathedral ceiling areas, attic access need not be provided if the pitch of the bottom chord exceed 3 units vertical in 12 units horizontal (25 percent pitch), unless mechanical equipment is installed within or accessed from the attic space.

See Appendix D for a modification to Section R902.1 of the International Residential Code, 2003 edition, by the City of Colorado Springs.

**RBC303.4.77 Section R903.2.1.** Delete "0.019 inch (No. 26 galvanized sheet)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet)."

**RBC303.4.78 Section R903.4.1.** Add the following:

Scuppers shall be constructed of minimum 26 gage galvanized sheet metal lining at minimum the bottom and sides of the opening and shall extend at least 2 inches (50.8 mm) beyond the exterior wall face. Scuppers shall be installed per Sheet Metal and Air Conditioning Contractor's National Association (SMACNA) installation guidelines.

**RBC303.4.79 Section R905.2.4.** Add the following:

Self-sealing strip shingles, weighing less than 2.4 pounds per square foot (115 N/m<sup>2</sup>), may only be installed from May 1 through October 31.

**RBC303.4.80 Section R905.2.8.2. Item 1.** Delete "24 inches (609.6 mm) wide" and replace with "16 inches (406.4 mm) wide centered on the valley."

**RBC303.4.81 Table R905.2.8.2.** Amend the row designated as "Galvanized steel" by deleting "26 (zinc coated G90)" from the "GAGE" column and replacing it with "28 gage."

**RBC303.4.82 Section R905.2.8.4.** Add the following to the last sentence:

or other approved methods.

**RBC303.4.83 Section R905.2.9.** Insert a new section as follows:

**R905.2.9. Face Nailing.** Face nailing of asphalt shingles shall only be permitted in the following locations:

1. The rake of the roof;
2. The ridge cap as per manufacturer's specifications;
3. Flashing at clear story provided the nail heads are covered with mastic.

**RBC303.4.84 Section R905.3.7.** Delete the first sentence and replace with the following:

Tile shall be applied in accordance with this section and the manufacturer's installation instructions, or the Roof Tile Institute and Western States Roofing Contractors Association (RTI/WSRCA) manual, based on the following:

**RBC303.4.85 Section R905.3.8.** Delete "0.019 inch (.48 mm) (No. 26 galvanized sheet gage)" and replace with "0.016 inch (.406 mm) (No. 28 galvanized sheet gage)."

**RBC303.4.86 Section R905.7.5.** Add the following after the first paragraph:

Face nailing of wood shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clear story provided a soldier course is provided over the flashing to nail through.

**RBC303.4.87 Section R905.7.6.** Delete "No. 26 gage [0.019 inch (0.48 mm)]" and replace with "0.016 inch (.406 mm) (No. 28 gage)."

**RBC303.4.88 Section R905.8.6.** Add the following after the first paragraph:

Face nailing of wood shakes shall be as permitted for wood shingles.

**RBC303.4.89 Section R905.8.8.** Delete "No. 26 gage [0.019 inch (0.48 mm)]" and replace with "0.016 inch (.406 mm) (No. 28 gage)."

**RBC303.4.90 Section R907.3.** Add the following item:

4. Where the total weight of the existing and new roof covering materials exceeds 6.6 pounds per square foot (316 N/m<sup>2</sup>).

**Exception:** When calculations submitted by a structural engineer registered with the State of Colorado demonstrate that the roof structure can accommodate the increased total roof dead load.

**RBC303.4.91 Section R907.3.1.** Insert a new section as follows:

**R907.3.1. Manufactured Structures.** Where a permit is required to re-roof a manufactured structure, a maximum of one (1) layer of roof covering materials may be used.

**Exceptions:**

1. When calculations submitted by a structural engineer registered with the State of Colorado demonstrate that the roof structure can accommodate the increased total roof dead load.
2. When verification can be made that the structure meets all applicable requirements of the Building Code.

**RBC303.4.92 Section R907.4.** Delete.

**RBC303.4.93 Section R1001.6.1.** Delete the first sentence and replace with the following:

Spark arrestors shall be installed on all masonry chimneys and meet all of the following requirements:

**RBC303.4.94 Section AH102.** Add the following:

Enclosed patios shall not be conditioned by any heating or cooling means.

**RBC303.4.95 Section AH106.1.** Delete "In areas with a frost line depth of zero as specified in Table R301.2(1) of the International Residential Code, 2003 Edition."

## SECTION RBC304 - MECHANICAL CODE

**RBC304.1 SHORT TITLE.** This section will be known and cited as the Mechanical Code.

**RBC304.2 SCOPE.** The Mechanical Code shall regulate the design, installation, maintenance and alteration of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. The Mechanical Code shall also regulate those mechanical systems, system components, equipment and appliance specifically addressed therein.

**RBC304.3 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Mechanical Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The above Code is being adopted as if set out at length, to include Appendix A, except the following sections which are declared to be inapplicable and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 7, Combustion Air, except Section 701
3. Chapter 13, Fuel Oil Piping and Storage
4. Chapter 14, Solar Systems
5. Appendix B, Recommended Permit Fee Schedule

**RBC304.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC304.4.1 Section 202.** Delete the last sentence of the definition of "Commercial Cooking Appliances" and replace with the following:

For the purpose of this definition, a food service establishment shall include any building or a portion thereof used for the preparation and serving of food, requiring a license from the El Paso County Health Department.

**RBC304.4.2 Section 202.** Insert the following definitions:

**ENVIRONMENTAL AIR DUCT.** An environmental air duct is ducting used for conveying air at temperatures not exceeding 250°F (121°C) to or from an occupied area of any occupancy through other than heating or air-conditioning systems, such as ventilation for human usage, domestic kitchen range exhaust, bathroom exhaust ducts, and domestic type clothes dryer exhaust ducts.

**FIRE DAMPER.** A listed device installed in ducts and air transfer openings of an air distribution system, and designed to close automatically upon

detection of heat to interrupt migratory air flow and restrict the passage of flame. Fire dampers are classified for use in either static systems that will automatically shut down in the event of fire, or in dynamic systems that continue to operate during a fire. A dynamic damper is tested and rated for closure under air flow.

**PRODUCT CONVEYING DUCT.** A product conveying duct is ducting used for conveying solid particulates, such as refuse, dust, fumes and smoke; liquid particulate matter, such as spray residue, mists and fogs; vapors, such as vapors from flammable or corrosive liquids; noxious and toxic gases; and air at temperatures exceeding 250°F (121°C).

**RBC304.4.3 Section 202.** Delete the definition of "smoke damper" and replace with the following:

**SMOKE DAMPER.** A listed device installed in ducts and air transfer openings that is designed to resist the passage of air and smoke. The device is installed to operate automatically, controlled by a smoke detection system, and where required, is capable of being positioned from a remote command station.

**RBC304.4.4 Section 202.** Add the following to the definition of "Unconfined space":

Rooms communicating directly with the space in which the appliances are installed, through openings not less than 200 square inches (1,290 cm<sup>2</sup>) in net free area and not furnished with doors, are considered a part of the unconfined space.

**RBC304.4.5 Section 301.1.** Delete and replace with the following:

This chapter shall govern the approval and installation of all equipment and appliances that comprise parts of the building mechanical systems regulated by this Code.

**RBC304.4.6 Section 301.4.** Delete and replace with the following:

All appliances regulated by this Code shall be listed or labeled, unless otherwise approved.

**RBC304.4.7 Section 303.3. Exception 1.** Delete and replace with the following:

1. Direct vent and electric appliances.

**RBC304.4.8 Section 303.3, Exception 2.** Delete "Solid fuel-fired" and replace with "Fuel-fired".

**RBC304.4.9 Section 303.3. Exception 3.** In the first sentence, delete "Section 703" and replace with



"Section 304.6 of the International Fuel Gas Code, 2003 Edition".

**RBC304.4.10 Section 304.3.** Add the following exception:

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

**RBC304.4.11 Section 304.5. Exception.** Delete "Section 304.3 and NFPA 88B" and replace with "the exception to Section 304.3 of the International Mechanical Code, 2003 Edition".

**RBC304.4.12 Section 304.6. Exception.** Delete "Section 304.3" and replace with "the exception to Section 304.3 of the International Mechanical Code, 2003 Edition".

**RBC304.4.13 Section 304.8.** Add the following exception:

**Exception:** A floor-mounted doorstop, permanently attached to the building structure with non-removable bolt/screw heads, may be used to maintain clearance to a combustible door.

**RBC304.4.14 Section 304.9.** Delete and replace with the following:

Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved materials extending a minimum of 3 inches (76.2 mm) above adjoining grade or shall be suspended a minimum of 6 inches (152.4 mm) above adjoining grade.

**RBC304.4.15 Section 305.** Delete title and replace with the following:

### **SECTION 305**

#### **Piping and Appliance Support**

**RBC304.4.16 Section 305.5.** Delete the last sentence and replace with the following:

Protective shield plates shall be a minimum of 0.062 inch (1.6 mm) thick steel and shall cover the area of the pipe where the member is notched or bored.

**RBC304.4.17 Section 305.6.** Insert a new section as follows:

**305.6 Specific Provisions.** Appliances and equipment shall be supported by substantial bases or hangers capable of supporting the loads to which they will be subjected as determined by the Commercial Building Code. Stationary equipment

shall be fixed in position by substantial means which will prevent its incidental displacement. The restraint shall accommodate both of the vertical and lateral loads including, where applicable, wind, snow and seismic as required by the International Building Code. Piping, electrical conduit, ductwork, vents and the like shall not be used to provide support of restraint or equipment.

Where other portions of this Code or provisions of the International Building Code require non-combustible construction or supports, non-combustible materials shall also be used to meet the requirements of this section.

**RBC304.4.18 Section 306.1.** After the second sentence insert the following:

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

**RBC304.4.19 Section 306.1.1. Exception.** Delete and replace with the following:

**Exception:** Replacement appliances or air conditioning cooling coils may be installed in an existing compartment, alcove or room with lesser width and depth when approved by the Building Official and provided that the width and depth are adequate to service or replace the unit and are in compliance with conditions of listing.

**RBC304.4.20 Section 306.3.** Add the following exception:

2. Where the passageway is not less than 6 feet (1,828.8 mm) high for its entire length, the passageway shall not be limited in length.

**RBC304.4.21 Section 306.4.** Add the following after the exception:

Access to appliances installed in under floor spaces shall not be through a garage unless the installation complies with Exception 3 of Section 303.3 of the International Mechanical Code, 2003 Edition.

**RBC304.4.22 Section 306.4.** Add the following exception:

2. Where the passageway is not less than 6 feet (1,828.8 mm) in height for its entire length, the passageway shall not be limited in length.

**RBC304.4.23 Section 306.5. Item 1.** Delete and replace with the following:

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm) except at an interior roof hatch.

**RBC304.4.24 Section 306.7.** Insert a new section as follows:

**306.7 Electrical requirements.** A receptacle outlet shall be provided at or near the equipment location in accordance with the National Electrical Code.

**RBC304.4.25 Section 307.2.2.** Delete and replace with the following:

**307.2.2 Drain pipe materials and sizes.** Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Condensate waste and drain line size shall be not less than ¾ inch (19 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drainpipes from more than one unit are manifolded together for condensate drainage, the pipe or tubing shall be sized in accordance with Table 307.2.2 below.

**Table 307.2.2. Condensate Drain Sizes**

Tons of Refrigeration	Size of Drain
Up to 20	¾ inch
Over 20 to 40	1 inch
Over 40 tons to 90	1¼ inch
Over 90 tons to 125	1½ inch
Over 125 tons to 250	2 inch

For SI: 1 inch = 25.4 mm

All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope of ¼ unit vertical in 12 units horizontal (2 percent).

**RBC304.4.26 Section 307.2.3.** Add an exception as follows:

**Exception:** A secondary or an auxiliary drain pan is not required for a cooling or evaporative coil located above a non-rated suspended acoustical ceiling.

**RBC304.4.27 Section 401.5.1.** Delete "2 feet (609.6 mm)" and replace with "3 feet (914.4 mm)" at the end of the section.

**RBC304.4.28 Section 403.3.** Add the following exception:

- Ventilation rates may be calculated in accordance with the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE) Standard 62-2001, Addendum N when accompanied with the approved ASHRAE spreadsheet.

**RBC304.4.29 Table 403.3.** Insert a footnote to the end of the table as follows:

- For intermittent or variable occupancy, where peak occupancies of less than three (3) hours duration occur, the outdoor airflow rate may be determined on the basis of average occupancy for the spaces for the duration of operation of the system, provided the average occupancy used is not less than one half the maximum.

**RBC304.4.30 Table 403.3.** Apply footnote "h" to the following occupancy classifications:

- Education** – Auditoriums <sup>h</sup>
- Hotels, Motels, Resorts, Dormitories** - Assembly rooms <sup>h</sup> and Conference rooms <sup>h</sup>
- Offices** - Conference rooms <sup>h</sup> and Reception areas <sup>h</sup>
- Theaters** - Lobbies <sup>h</sup> and Stages, studios <sup>h</sup>
- Transportation** - Waiting rooms <sup>h</sup>

**RBC304.4.31 Table 403.3.** Delete "20" and replace with "15" under the "outdoor air" column for the following occupancy classifications:

- Hotels, Motels, Resorts, Dormitories** - Conference rooms
- Offices** - Conference rooms

**RBC304.4.32 Table 403.3.** Insert a new occupancy classification to the beginning of the table as follows:

- Churches** -
- Activities unit <sup>h</sup> 120 15
- Worship places <sup>h</sup> 120 15

**RBC304.4.33 Section 403.3.2.1.** Insert a new section as follows:

**403.3.2.1 Enrichment.** For multiple spaces served by a common space conditioning system or multiple systems interconnected by a common return air plenum, required outdoor air quantity delivered by the space conditioning system(s) may be determined by the sum of the required outdoor air flows to each space using the full occupant loading in Table 403.3 of the International Mechanical Code, 2003 Edition for each space provided:

- The total amount of outdoor air delivered by the space conditioning system(s) to all spaces is at least as large as the sum of the space design quantities.
- Each space always receives supply airflow, including re-circulated air and/or transfer air, no less than the calculated outdoor airflow.
- When using transfer air, none of the spaces from which air is transferred can have any

unusual sources of contaminants.

This section may not be used in conjunction with footnote "h" of Table 403.3 of the International Mechanical Code, 2003 Edition.

**RBC304.4.34 Section 403.3.3.1.** Insert a new section as follows:

**403.3.3.1 Sensors.** For constant or variable air volume systems, the flow of outdoor air at any given time may vary from the flow required by Section 403.3 of the International Mechanical Code, 2003 Edition, provided that a CO<sub>2</sub> sensor in the main return air duct, located upstream of the outside air intake and after connection of all air inlets, maintains an indoor concentration of not greater than 800 PPM.

**Exception:** An engineered system designed to ensure the indoor CO<sub>2</sub> concentration is not greater than 700 PPM above the outdoor CO<sub>2</sub> concentration, provided that the system is equipped with a device to monitor the CO<sub>2</sub> concentration differential.

**RBC304.4.35 Section 403.3.4.** Delete the last sentence and add the following:

Balancing shall be performed by a certified test and balance contractor and verify that the ventilation system is supplying the airflow rates required by Section 403 of the International Mechanical Code, 2003 Edition.

**RBC304.4.36 Section 403.3.4.** Add the following exception:

**Exception:** Dwelling units

**RBC304.4.37 Section 404.2.** Add the following exception:

**Exception:** The Building Official may approve an alternate ventilation system designed to exhaust a minimum of 14,000 cubic feet per minute (396,461 L/m) for each operating vehicle. This system shall be based on the anticipated instantaneous movement rate of vehicles, but not less than two and one half percent (2.5%) (or one vehicle) of the garage capacity. Automatic carbon monoxide sensing devices may be employed to modulate the ventilation system to maintain a maximum average concentration of carbon monoxide of 50 PPM during any eight (8) hour period, with a maximum concentration not greater than 200 PPM for a period not exceeding one hour.

**RBC304.4.38 Section 501.2.** Add the following:

Bathroom moisture exhaust ducts shall be insulated with a minimum insulating value of R-6 when located outside the building envelope and be limited to a maximum of 25 feet (7.6 m) in length.

**RBC304.4.39 Section 504.3.** Delete.

**RBC304.4.40 Section 504.5.** Delete the last sentence and replace with the following:

Where a closet is designed for the installation of a clothes dryer, an opening having a net free area of not less than 100 square inches (645 cm<sup>2</sup>) shall be provided in the closet enclosure with an area of at least 500 square feet (46.5 m<sup>2</sup>).

**RBC304.4.41 Section 504.6.1. Exception.** Delete the exception.

**RBC304.4.42 Section 506.3.8.1.** Delete the first sentence and replace with the following:

Where ductwork exceeds 9 square feet (8,361 cm<sup>2</sup>) in cross-sectional area, and the least dimension is 36 inches (914.4 mm) or greater, not less than one approved or listed opening have dimensions not less than 20 inches (508 mm) by 20 inches (508 mm) shall be provided in horizontal sections and in the top of vertical risers.

**RBC304.4.43 Section 506.3.10.** Delete "6 inches (152.4 mm)" and replace with "3 inches (76.2 mm)".

**RBC304.4.44 Section 506.3.10.** Add the following:

The interior dimensions of the duct enclosure shall not be increased more than 6 inches (152.4 mm) on each side, than the dimensions stated above.

**RBC304.4.45 Section 506.3.10. Exception 2.** Delete.

**RBC304.4.46 Section 507.2.2.** Add an exception as follows:

3. Non-grease or smoke producing cooking appliances that do not exceed 20,000 BTU (5,860 W) input.

**RBC304.4.47 Section 507.2.3.1.** Insert a new section as follows:

**507.2.3.1 Non-food service establishment.** Domestic cooking appliances used in non-food service establishments shall be provided with a domestic style hood vented to the exterior.

**RBC304.4.48 Section 507.3.** Delete and replace with the following:

**507.3 Fuel-burning appliances.** Vented fuel-burning appliance shall not be located in the same room or space with a Type I or Type II hood.

**Exception:** This section shall not apply to any of the following appliances:

1. Direct vent appliances that obtain all combustion air directly from the outdoors;
2. Fuel-burning appliances provided that the room is not a confined space and the building

is not of unusually tight construction; or

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

**RBC304.4.49 Section 507.16.** Delete the second sentence and replace with the following:

The test shall be performed by a certified test and balance contractor and verify that the rate of exhaust air flow required by Section 507.13 of the International Mechanical Code, 2003 Edition, makeup airflow required by Section 508 of the International Mechanical Code, 2003 Edition, and proper operations as specified in this chapter. The permit holder or certified test and balance contractor shall furnish the necessary test equipment and device required to perform the tests.

**RBC304.4.50 Section 507.16.1.** Delete.

**RBC304.4.51 Section 508.1.1.** Delete "10 °F (-12.2 °C)" and replace with "20 °F (-6.6 °C)".

**RBC304.4.52 Section 508.2.** Add the following:

A non-listed compensating hood shall extract at least 20 percent of the required exhaust air flow from the kitchen area.

**RBC304.4.53 Section 512.1.** Add the following exception:

**Exception:** Radon Systems.

**RBC304.4.54 Section 601.3.** Add the following exception after the first paragraph:

**Exception:** Environmental air exhaust ducts may extend into or through ducts or plenums if they meet one of the following requirements:

1. The exhaust duct is constructed without joints; or
2. The exhaust duct is serving a fan rated at 75 cfm (2,124 L/m) or less.

**RBC304.4.55 Section 601.3.1.** Insert a new section as follows:

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

**RBC304.4.56 Section 602.2.1. Exception 3.** Delete and replace with the following:

3. This section shall not apply to materials exposed within plenums in dwelling units.

**RBC304.4.57 Section 602.3. Item 1.** Delete Item 1 and replace with the following:

1. Cavities or spaces shall not be utilized as a plenum for supply air except for cavities between solid floor joists within dwelling units.

**RBC304.4.58 Section 603.2.** Add the following:

Duct systems serving a forced air furnace shall be sized for the design producing the largest duct sizes, to include the installation of a cooling coil, when applying Section 312.1 of the International Mechanical Code, 2003 Edition.

**Exception:** Permits issued prior to May 1, 2006 for single detached dwelling units designed and approved to a building code other than the Residential Building Code in accordance with Section RBC303 of this Code.

**RBC304.4.59 Section 603.6.** Delete the last sentence and replace with the following:

Flexible air connectors are prohibited.

**RBC304.4.60 Section 603.6.2.** Delete.

**RBC304.4.61 Section 603.6.3.** Delete the words "and flexible air connectors."

**RBC304.4.62 Section 603.6.4.** Delete the words "and air connector(s)" in both the heading and the section.

**RBC304.4.63 Section 603.12.** Add an exception as follows:

**Exception:** Ducts located within dwelling units.

**RBC304.4.64 Section 604.2.** Delete "120 °F (48.9 °C)" and replace with "140 °F (60 °C)" in both locations.

**RBC304.4.65 Section 604.7.** Delete the first sentence and replace with the following:

External duct insulation and factory-insulated flexible duct shall be legibly printed or identified with the name of the manufacturer, the thermal resistance R-value at the specified installed thickness and the flame spread at smoke developed indexes of the composite materials.

**RBC304.4.66 Section 604.8.** Delete the last sentence and replace with the following:

Appropriate finishes shall be installed over exposed duct liner edges that face opposite the direction of air flow.



**RBC304.4.67 Section 606.4.1. Exception 1.** Delete.

**RBC304.4.68 Section 607.7.** Delete the words "and air connector(s)" in both the heading and the section.

**RBC304.4.69 Section 607.8.** Insert a new section as follows:

**607.8 Shaft enclosures.** Ducts and air transfer openings shall not penetrate a shaft serving as an exit enclosure except as permitted by Section 1020.5 of the International Building Code, 2003 Edition.

**607.8.1. Penetrations of shaft enclosures.** Shaft enclosures that are permitted to be penetrated by ducts and air transfer openings shall be protected with approved fire and smoke dampers installed in accordance with their listing.

**Exceptions:**

1. Fire dampers are not required at penetrations of shafts where:
  - 1.1. Steel exhaust sub-ducts extended at least 22 inches (558.8 mm) vertically in exhaust shafts provided there is a continuous airflow upward to the outside; or
  - 1.2. Penetrations are tested in accordance with ASTM E 119 as part of the rated assembly; or
  - 1.3. Ducts are used as part of an approved smoke control system designed and installed in accordance with Section 909 of the International Building Code, 2003 Edition, and where the fire damper will interfere with the operation of the smoke control system; or
  - 1.4. The penetrations are in parking garage exhaust or supply shafts that are separated from other building shafts by not less than 2- hour fire- resistance rated construction.
2. In Group B occupancies, equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 of the International Building Code, 2003 Edition, smoke dampers are not required at penetrations of shafts where:
  - 2.1. Bathroom and toilet room exhaust openings with steel exhaust sub-ducts, having a wall thickness of at least 0.019 inches (483 μm) that extend at least 22 inches (558.8 mm) vertically and the exhaust fan at the upper terminus, powered continuously in accordance

with the provisions of Section 909.11 of the International Building Code, 2003 Edition, maintains airflow upward to the outside; or

- 2.2. Ducts are used as part of an approved smoke control system, designed and installed in accordance with Section 909 of the International Building Code, 2003 Edition, and where the smoke damper will interfere with the operation of the smoke control system; or
3. Smoke dampers are not required at penetration of exhaust of supply shafts in parking garages that are separated from other building shafts by not less than 2-hour fire-resistance rated construction.

**RBC304.4.70 Section 701.** Delete and replace with the following:

**701 Scope.** The requirement for combustion and dilution air for fuel burning appliances shall be in accordance with Section 304 of the International Fuel Gas Code, 2003 Edition.

**RBC304.4.71 Section 801.10.** Delete.

**RBC304.4.72 Section 901.1.** Delete "and factory built fireplaces" from end of first sentence.

**RBC304.4.73 Sections 901.3 through 905.2.** Delete.

**RBC304.4.74 Section 910.** Delete and replace with the following:

**910 Floor furnaces.** Floor furnaces are prohibited.

**RBC304.4.75 Section 918.2.** After the last sentence insert the following:

The net free area of return air openings located in an enclosed basement shall not exceed the net free area of all supply openings located in the same space.

**RBC304.4.76 Section 918.6.** Add a new item as follows:

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

**Exception:** Buildings constructed prior to the adoption of this Code.

**RBC304.4.77 Section 923.1.1.** Delete and replace with the following:

**923.1.1 Installation.** Kilns shall be listed and installed in accordance with the manufacturer's listing and installation instructions and the



provisions of this Code.

**RBC304.4.78 Section 1001.1. Exception 7.** Delete.

**RBC304.4.79 Section 1002.1.** Delete and replace with the following:

**1002.1 General.** The regulations of this chapter shall govern the construction, location and installation of water heaters heating potable water, together with all chimneys, vents and their connectors. The minimum capacity for water heaters shall be in accordance with the first hour rating listed in Table 1002.1 below. All design, construction and workmanship shall be in

conformity with accepted engineering practices, manufacturer’s installation instructions and applicable standards and shall be of such character as to secure the results sought to be obtained by this Code. No water heater shall be hereinafter installed which does not comply in all respects with the type and model of each size thereof approved by the Administrative Authority. The potable water connections and relief valves for all water heaters shall conform to the applicable requirements of Chapter 6 of the Uniform Plumbing Code, 2000 Edition. All water heaters shall be capable of being removed without first removing a permanent portion of a building structure or other installed equipment and appliances.

**Table 1002.1<sup>1, 3</sup>**

Number of bathrooms	1 to 1.5			2 to 2.5				3 to 3.5			
Number of bedrooms	1	2	3	2	3	4	5	3	4	5	6
First Hour Rating <sup>2</sup>	42	54	54	54	67	67	80	67	80	80	80

**Footnotes:**

<sup>1</sup>The first hour rating is found on the “Energy Guide” label.

<sup>2</sup>Non-storage and solar water heaters shall be sized to meet the appropriate first hour rating as shown in the table.

<sup>3</sup>This table only applies to new dwelling units.

**RBC304.4.80 Section 1002.4.** Insert a new section as follows:

**1002.4 Clearances.** Clearance of listed water heaters from combustible materials shall be as specified in the listing or on the rating plate.

**RBC304.4.81 Section 1002.5.** Insert a new section as follows:

**1002.5 Protection from Damage.** All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against damage by being installed behind adequate barriers or by being elevated or located out of the normal path of a vehicle using the garage.

**1002.5.1 Support.** A water heater supported from the ground shall rest on level concrete or other approved base extending not less than 3 inches (76.2 mm) above the adjoining ground level.

**1002.5.2 Pans.** When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor- sub-floor assembly, or any wood floor where damage may result from a leaking water heater, watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum 1 ¼” diameter drain to an approved location.

**RBC304.4.82 Section 1002.6.** Insert a new section as follows:

**1002.6. Access and Working Space.** Every water heater installation shall be accessible for inspection, repair or replacement, in accordance with this Section and Section 306 of the International Mechanical Code, 2003 Edition. Every attic, roof, mezzanine, or platform more than 8 feet (2,438.4 mm) above the ground or floor level shall be made accessible by a stairway or ladder permanently fastened to the building. This ladder or stairway shall not be more than 18 feet (5,486.4 mm) in length between landings and not less than 14 inches (355.6 mm) in width. The ladder shall have rungs spaced not more than 14 inches (355.6 mm) on center and not less than 6 inches (152.4 mm) from the face of the wall. Each stile is to extend 30 inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Permanent ladders for water heater access need not be provided at parapets or walls less than 30 inches (762 mm) in height.

**Exception:** A permanent ladder is not required for water heaters 10 gallons (37.85 L) or less in size, or for water heaters located above a suspended acoustical ceiling and when the water heater is supported from the structure above.

**RBC304.4.83 Section 1004.1.** Add the following exception:

**Exception:** Listed and approved potable water heaters with a nominal capacity of 120 gallons (454 L) or less, and having a heat input of 200,000 BTU/hr (58,600 W) or less used for hot water

supply at pressure of 160 pounds per square inch (1.1 MPa) or less, and at temperatures not exceeding 210° F (98.8° C) as regulated by Section 1002 of the International Mechanical Code, 2003 Edition.

**RBC304.4.84 Section 1004.3.** Delete the last two sentences and replace with the following:

When boilers are installed or replaced, an 18 inch (457.2 mm) minimum clearance shall be provided on all sides requiring inspection, maintenance and repair of the boiler.

**RBC304.4.85 Section 1006.6.** Delete and replace with the following:

**1006.6 Safety and relief valve discharge.** The discharge from relief valves serving boilers with an operating temperature in excess of 212° F (100° C) shall be equipped with a splash shield or centrifugal separator. When the discharge from safety valves would result in a hazardous discharge of steam inside the boiler room, the discharge shall be extended outside the boiler room. A valve of any description shall neither be placed between the safety or relief valve and the boiler, nor on the discharge pipe between the safety valve and the atmosphere. Relief valves shall be provided with a drainpipe, not smaller than the relief valve outlet, of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed relief valve drain tube with fittings which will not reduce the internal bore of the pipe or tubing (straight lengths as opposed to coil) and shall extend from the valve with the end of the pipe not more than 24 inches (609.6 mm) nor less than 6 inches (152.4 mm) above the flood level of the area receiving the discharge and pointing downward. Such drains may terminate at other approved locations. No part of the drainpipe shall be trapped or subject to freezing. The terminal end of the drainpipe shall not be threaded.

**RBC304.4.86 Section 1007.1.** Add the following exception:

**Exception:** A coil-type boiler or a water-tube boiler which requires force circulation to prevent overheating of the coils or tubes shall have a flow sensing device installed in the outlet piping in lieu of a low water cutoff.

**RBC304.4.87 Section 1105.6.3. Item 2.** Delete and replace with the following:

2. A volume required to limit the room temperature to 104° F (40° C) taking into account the ambient heating effect of all machinery in the room.

**RBC304.4.88 Section 1108.1 Exception 2.** Delete and replace with the following:

2. Refrigeration systems serving dwelling units, not exceeding 5 tons of refrigeration capacity, field piped using approved factory-charged line sets without joints concealed within building construction, and terminating within 5 feet (1,524 mm) of the coil/condenser.

**RBC304.4.89 Section 1109.1.** Delete.

**RBC304.4.90 Section 1205.1.** Delete "Shut off valves" and replace with "Full way valve."

**RBC304.4.91 Section 1206.11.** Add the following exception:

**Exception:** Piping located within a dwelling unit.

**RBC304.4.92 Section 1208.1.** Delete the first sentence and replace with the following:

Hydronic piping systems, other than ground source heat pump loop systems, shall be tested with liquid or air to at least 50 pounds per square inch (345 kPa) greater than the operating pressure.

**RBC304.4.93 Section 1208.1.1.** Delete the second sentence and replace with the following:

Flow and pressure loss testing shall be performed by a certified test and balance contractor and the actual flow rates and pressure drops shall be compared to the calculated design values.

## SECTION RBC305 - FUEL GAS CODE

**RBC305.1 SHORT TITLE.** This section will be known and cited as the Fuel Gas Code.

**RBC305.2 SCOPE.** The Fuel Gas Code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections RBC305.2.1 through RBC305.2.4 of this Code.

**RBC305.2.1 Piping systems.** These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 pounds per square inch (psig) (140 kPa gauge) or less, except as provided in Section 402.6.1 of the International Fuel Gas Code, 2003 Edition. Coverage shall extend from the point of delivery to the outlet of the equipment shutoff valves. Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

**RBC305.2.2 Gas Utilization Equipment.** Requirements for gas utilization equipment and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

**RBC305.2.3 Systems and Equipment outside the Scope.** This code shall not apply to the following:

1. Portable LP-gas equipment of all types that is not connected to a fixed fuel piping system.
2. Installation of farm equipment such as brooders, dehydrators, dryers and irrigation equipment.
3. Raw material (feedstock) applications except for piping to special atmosphere generators.
4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.
7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.
8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas piping in power and atomic energy plants.

11. Proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas equipment for vaporization, gas mixing and gas manufacturing.
13. Installation of LP-gas systems for railroad switch heating.
14. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
15. Except as provided in Section 401.1.1 of the International Fuel Gas Code, 2003 Edition, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
16. Building design and construction, except as specified herein.
17. Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 pounds per square inch gage (psig) (69 kPa gauge).
18. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

**RBC305.2.4 Other fuels.** The requirements for the design, installation, maintenance, alteration and inspection of mechanical systems operating with fuels other than fuel gas shall be regulated by the International Mechanical Code, 2003 Edition.

**RBC305.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Fuel Gas Code of the International Code Council, 4051 West Flossmore Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The above Code is being adopted as if set out at length except the following sections, which are declared to be inapplicable and are therefore expressly deleted.

1. Chapter 1, Administration
2. Chapter 7, Building Design for all Commercial Buildings

**RBC305.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC305.4.1 Section 202.** Insert the following definitions:

**Appliance Fuel Connector.** An appliance fuel connector is an assembly of materials and fittings specified in Section 411.1 of the International Fuel

Gas Code, 2003 Edition, to carry fuel between the equipment shut off valve and the fuel burning appliance gas valve.

**Gas Piping.** Gas piping is an installation of pipe, valves or fittings used to convey fuel gas, installed on a premises or in a building, but shall not include:

1. Portions of the service piping.
2. Appliance fuel connectors 6 feet (1,828.8 mm) or less in length between an equipment shutoff valve and a fuel burning gas valve.

**Liquefied Petroleum Gas Facilities.** Liquefied petroleum gas facilities are tanks, containers, container valves, regulating equipment, meters and appurtenances for the storage and supply of liquid petroleum gas for a building or premises.

**RBC305.4.2 Section 301.1.** Delete and replace with the following:

**301.1 Scope.** This chapter shall govern the approval and installation of all equipment and appliances that comprise parts of the building mechanical systems regulated by this code.

**RBC305.4.3 Section 301.3.** Delete and replace with the following:

**301.3 Listed and Labeled.** Appliances regulated by this code shall be listed and labeled, unless otherwise approved.

**RBC305.4.4 Section 301.5.** Delete "testing agency" and replace with "approved agency" at the end of the first sentence.

**RBC305.4.5 Section 303.3.** Delete all the exceptions and replace with the following:

**Exceptions.** Appliances may be located in the areas listed above provided they comply with one of the following conditions:

1. Direct vent appliances.
2. Vented fuel gas-fired appliances, provided that the room meets the required volume criteria of Section 304.5 of the International Fuel Gas Code, 2003 Edition.
3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section 304.6 of the International Fuel Gas Code, 2003 Edition. Access to the enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device.

**RBC305.4.6 Section 303.3.1.** Insert a new section as follows:

**303.3.1 Commercial Kitchens.** Vented fuel gas fired appliances shall not be located in the same room or space with a Type I or Type II hood.

**Exception:** This section shall not apply to the following appliances:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
2. Fuel gas-fired appliances, provided that the room is not a confined space and the building is not of unusually tight construction.
3. Fuel gas-fired appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section 304.6 of the International Fuel Gas Code, 2003 Edition. Access to the enclosure shall be through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the International Energy Conservation Code and equipped with an approved self-closing device.

**RBC305.4.7 Section 303.4.** Delete and replace with the following:

**303.4 Protection from damage.** Appliances shall not be installed in a location where subject to mechanical damage unless protected by approved barriers.

**RBC305.4.8 Section 303.5.** Delete and replace with the following:

**303.5 Indoor locations.** Fuel-fired furnaces and boilers installed in closets and alcoves shall be listed for such installation. For purposes of this section, a closet or alcove shall be defined as a room or space having a volume less than 12 times the total volume of fuel-fired appliances other than boilers and less than 16 times the total volume of boilers. Room volume shall be computed using the gross floor area and the actual ceiling height up to a maximum computation height of 8 feet (2,438.4 mm).

**RBC305.4.9 Section 303.6.** Delete and replace with the following:

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

**RBC305.4.10 Section 303.8.** Insert a new section as follows:

**303.8 Elevator shafts.** Mechanical systems shall not be located in an elevator shaft.

**RBC305.4.11 Section 304.1.** Delete the exception and replace with the following:

**Exception:** The methods of providing combustion



air in this chapter do not apply to appliances listed as having separated combustion systems, listed cooking appliances, refrigerators and domestic clothes dryers.

**RBC305.4.12 Section 304.4.** Add the following:

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

**RBC305.4.13 Section 304.5.** Delete the first sentence and replace with the following:

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

**RBC305.4.14 Section 304.5.1.** Delete and replace with the following:

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

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

**RBC305.4.15 Section 304.5.3.2.** Add the following:

The minimum net free opening shall not be less than 200 square inches (1,290 cm<sup>2</sup>).

**RBC305.4.16 Section 304.6.3.** Insert a new section as follows:

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

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

**304.6.3.2 Attic space.** Where combustion air is obtained from an attic area, the attic ventilating openings shall not be subject to ice or snow

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

**RBC305.4.17 Section 304.7.3.** Add an item as follows:

4. The outdoor opening may connect to the cold air return plenum if it is located within 12 feet (3,657.6 mm) of the furnace blower when sized at 1 square inch per 5,000 BTU/hr (1 cm<sup>2</sup> per 227 W) of the total input rating of all gas utilization equipment.

**RBC305.4.18 Section 304.9.** Add the following:

For appliances other than fuel gas-fired appliances, combustion air shall be supplied at a rate of 0.42 cubic feet per minute per 1,000 BTU/hr (40.6 L per minute per kW).

**RBC305.4.19 Section 304.10.** Add the following:

Where the combustion air openings are provided with volume, smoke or fire dampers, the dampers shall be electrically interlocked with the firing cycle of the appliances served, so as to prevent operation of any appliance that draws combustion and dilution air from the room when any of the dampers are closed. Manually operated dampers shall not be installed in combustion air openings.

**RBC305.4.20 Section 304.11.** Delete item 1 and the exception and replace with the following:

1. Ducts shall comply with Chapter 6 of the International Mechanical Code, 2003 Edition.

**RBC305.4.21 Section 304.13.** Insert a new section as follows:

**304.13 Prohibited sources.** Openings and ducts shall not connect appliance enclosures with a space in which the operation of a fan will adversely affect the flow of the combustion air. Combustion air shall not be obtained from a hazardous location, except where the fuel-fired appliances are located within the hazardous location and are installed in accordance with this code. Combustion air shall not be taken from a refrigeration machinery room, except where a refrigerant vapor detector system is installed to automatically shut off the combustion process in the event of refrigerant leakage. Combustion air shall not be obtained from any location below the design flood elevation.



**RBC305.4.22 Section 305.1.** Delete the first paragraph and replace with the following:

Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions and this code. Manufacturer's installation instructions shall be available on the job site at the time of inspection. Where conflicts between this code and the conditions of listing or the manufacturer's installation instructions occur, the provisions of this code shall apply.

**Exception:** Where a code provision is less restrictive than the conditions of the listing of the equipment or appliance or the manufacturer's installation instructions, the conditions of the listing and the manufacturer's installation instructions shall apply.

**RBC305.4.23 Section 305.3.** Delete and replace with the following:

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

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

**RBC305.4.24 Section 305.4. Exception.** Delete "Section 305.3 and NFPA 88B" and replace with "the exception to Section 305.3 of the International Fuel Gas Code, 2003 Edition."

**RBC305.4.25 Section 305.5. Exception.** Delete "Section 305.3" and replace with "the exception to Section 305.3 of the International Fuel Gas Code, 2003 Edition."

**RBC305.4.26 Section 305.7.** Delete and replace with the following:

**305.7 Clearances from grade.** Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved materials extending a minimum of 3 inches (76.2 mm) above adjoining grade or shall be suspended a minimum of 6 (152.4 mm) inches above adjoining grade.

**RBC305.4.27 Section 305.8.** Add an exception as follows:

**Exception:** A floor-mounted doorstop, permanently attached to the building structure with non-removable bolt/screw heads, may be used to maintain clearance to a combustible door.

**RBC305.4.28 Section 306.1.** After the second sentence insert the following:

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

**Exception:** Replacement appliances may be installed in an existing compartment, alcove or room with lesser width and depth when approved by the code official and provided that the width and depth are adequate to service or replace the unit and are in compliance with conditions of listing.

**RBC305.4.29 Section 306.3. Exception 2.** Delete and replace with the following:

**2.** Where the passageway is not less than 6 feet (1,828.8 mm) in height for its entire length, the passageway shall not be limited in length.

**RBC305.4.30 Section 306.4.** Add the following after the exceptions:

Access to appliances installed in under floor spaces shall not be through a garage unless the installation complies with Exception 3 of Section 303.3 of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.31 Section 306.5.** Delete Item 1 and replace with the following:

**1.** The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm) except at an interior roof hatch.

**RBC305.4.32 Section 306.7.** Insert a new section as follows:

**306.7 Electrical requirements.** A receptacle outlet shall be provided at or near the equipment location in accordance with the Electrical Code.

**RBC305.4.33 Section 307.2.** Delete and replace with the following:

**307.2 Drain pipe materials and sizes.**

Components of the condensate disposal system shall be cast iron, galvanized steel, copper, cross-linked polyethylene, polybutylene, polyethylene, ABS, CPVC or PVC pipe or tubing. All components shall be selected for the pressure and temperature rating of the installation. Condensate waste and drain line size shall be not less than 1/2 inch (12.7 mm) internal diameter and shall not decrease in size from the drain pan connection to the place of condensate disposal. Where the drain pipes from more than one unit are manifolded together or condensate drainage, the pipe or tubing shall be sized in accordance with the manufacturer's installation instructions.

All horizontal sections of drain piping shall be installed in uniform alignment at a uniform slope of 1/4 unit vertical in 12 units horizontal (2 percent).

**RBC305.4.34 Section 402.5.** Delete and replace with the following:

**402.5 Allowable pressure drop.** The design pressure loss in any piping system under maximum probable flow conditions, from the point of delivery to the inlet connection of the equipment, shall not exceed those shown in Tables 402.4 (1) through 402.4 (33) of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.35 Section 402.6.** Delete item 2.

**RBC305.4.36 Section 403.4.3.** Delete and replace with the following:

**403.4.3 Copper and brass.** Copper and brass pipe shall not be used.

**RBC305.4.37 Section 403.10.5.** Insert a new section as follows:

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

**RBC305.4.38 Section 403.11. Item 3.** Delete and replace with the following:

**3.** Compression type mechanical joints are prohibited.

**RBC305.4.39 Section 404.1.** Add the following:

No gas piping shall be located in any lot other than the lot which is the site of the building, structure, or premises served.

**RBC305.4.40 Section 404.3.** Delete and replace with the following:

**404.3 Piping in Concealed Locations.** Portions of a piping system installed in a concealed location shall not have unions, tubing fittings, bushings or compressions couplings.

**RBC305.4.41 Section 404.5.** Delete the last sentence and replace with the following:

Shield plates shall be of 1/16 inch (1.6 mm) thick steel and shall cover the area of the pipe where the member is notched or bored.

**RBC305.4.42 Section 404.8.** Delete "such as soil condition" from the first sentence.

**RBC305.4.43 Section 404.8.** Add the following:

Listed PE and CSST pipe shall be used in exterior buried piping systems.

**Exception:** LP gas systems may use type L soft copper for exterior buried piping.

**RBC305.4.44 Section 404.9.** Delete "12 inches (304.8 mm)" and replace with "18 inches (457.2 mm)".

**RBC305.4.45 Section 404.9.1.** Delete.

**RBC305.4.46 Section 404.11.** Delete and replace with the following:

**404.11 Piping underground beneath buildings.** No gas piping shall be installed in or on the ground under any building or structure unless installed in gastight conduit, and all exposed gas piping shall be kept at least 6 inches (152.4 mm) above grade or structure. The term "building or structure" shall include structures such as porches and steps, whether covered or uncovered, breezeways, roofed porte-cocheres, roofed patios, carports, covered walks, covered driveways, and similar structures or appurtenances.

The conduit shall be of material approved for installation underground beneath buildings and not less than Schedule 40 pipe. The interior diameter of the conduit shall be not less than 1/2 inch (12.7 mm) larger than the outside diameter of the gas piping. The conduit shall extend to a point at least 12 inches (304.8 mm) beyond any area where it is required to be installed or to the outside wall of a building, and the outer ends shall not be sealed. Where the conduit terminates within a building, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

Concealed unprotected gas piping may be installed above grade in approved recesses or channels.

**Exceptions:**

1. When necessary due to structural conditions, approved type gas piping may be installed in other locations, when permission has first been obtained from the Administrative Authority.
2. Gas piping listed for installation under buildings or structures.

**RBC305.4.47 Section 406.1.2.** Delete the second paragraph and replace with the following:

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

**RBC305.4.48 Section 406.4.** Delete and replace with the following:

**406.4 Test pressure.** Test pressure shall be tested in accordance with this section

**406.4.1 Test pressure measure.** The gas piping shall stand a pressure of not less than 10 pounds per square inch (69 kPa) gage or, at the discretion of the code official, the piping and valves may be tested at a pressure of at least 6 inches mercury (20.3 kPa), measured with a manometer or slope gage. Test pressures shall be held for a length of time satisfactory to the code official but not less than 15 minutes, with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures exceeding 14 inches water column (3.5 kPa) pressure, the test pressure shall be at least 60 pounds per square inch (414 kPa) and shall be continued for a length of time satisfactory to the code official but not less than 30 minutes. These tests shall be made using air, carbon dioxide or nitrogen pressure only and shall be made in the presence of the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder.

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

**RBC305.4.49 Section 406.6.3.** Delete and replace with the following:

**406.6.3 Disconnected piping inspection.** When existing piping is disconnected from the source of supply (gas meter removed, etc.) for more than six (6) months, the piping shall be retested in accordance with the requirements of Section 406.4 of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.50 Section 408.** Delete.

**RBC305.4.51 Section 409.5.** Delete and replace with the following:

**409.5 Equipment shutoff valve.** Each appliance shall be provided with a shutoff valve separate from the appliance. The shutoff valve shall be located in the same room as the appliance, not further than 6 feet (1,828.8 mm) of total developed length from the appliance gas valve, and shall be installed upstream from the union, connector or quick disconnect device it serves. These shutoff valves shall be provided with access.

Shutoff valves may be located immediately adjacent to and inside or under an appliance when placed in an accessible and protected location and when such appliance may be removed without removal of the valve.

Shutoff valves may be accessibly located inside wall heaters and wall furnaces listed for recessed installation where necessary maintenance can be performed without removal of the shutoff valve.

Shutoff valves for vented decorative appliances and decorative appliances for installation in fireplaces shall be installed in an area remote from the appliance, but in the same room and provided with ready access. These valves shall be permanently identified and shall serve no other equipment. Piping from the shutoff valve to within 6 feet (1,828.8 mm) of total developed length of the appliance gas valve shall be sized in accordance with Section 402 of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.52 Section 409.5.1.** Delete and replace with the following:

**409.5.1 Barbecue or Fireplace Outlets.** Gas outlets in a barbecue or fireplace shall be controlled by an approved operating valve located in the same room and outside the fireplace but not more than 6 feet (1,828.8 mm) of developed length from the appliance gas valve. If piping on the discharge side of the control valve is galvanized steel, the piping may be embedded in or surrounded by not less than 2 inches (50.8 mm) of concrete or masonry.

**RBC305.4.53 Section 410.2. Item 4.** Delete and replace with the following:

4. The MP pressure regulator shall be provided with access. Where located indoors, the regulator shall be vented to the outdoors with rigid metallic pipe or shall be equipped with a leak-limiting-device, in either case complying with Section 410.3 of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.54 Section 410.3. Exception.** Delete and replace with the following:

**Exception:** A vent to the outside of the building is not required for regulators equipped with and labeled for utilization with approved vent-limiting devices, capable of releasing not more than 5 cubic feet (141.6 L) of gas per hour.

**RBC305.4.55 Section 411.** In the title, delete "connections" and replace with "fuel connections".

**RBC305.4.56 Section 411.1.2.** Delete the first paragraph and replace with the following:

Connectors shall have an overall length not to exceed 6 feet (1,828.8 mm) in length. Except for rigid metal pipe, connectors shall not be concealed within, or extended through, walls, floors, partitions, ceilings or appliance housings. A shutoff valve not less than the nominal size of the connector shall be installed ahead of the connector in accordance with Section 409.5 of the International Fuel Gas Code, 2003 Edition. Connectors shall be sized to provide the total demand of the connected appliance.

**RBC305.4.57 Section 411.2.** Insert a new section as follows:

**411.2 Closing Outlets.** It shall be unlawful to remove or disconnect gas piping or a gas appliance without capping or plugging the outlet from which said pipe or appliance was removed with a thread fitting. Outlets on a piping system which has been installed, altered or repaired to which gas appliances are not connected shall be left capped gastight.

**RBC305.4.58 Sections 412.2 through 412.8.** Delete.

**RBC305.4.59 Sections 413.2 through 413.8.** Delete.

**RBC305.4.60 Section 416.** Insert a new section as follows:

**SECTION 416  
Liquefied Petroleum Gas Facilities and Piping**

**416.1 General.** In addition to the requirements of this chapter for gas piping, the facilities and piping for use with liquefied petroleum gas (LPG) shall meet the following requirements:

1. LPG facilities shall conform to approved standards. Liquefied petroleum gas facilities and their locations shall be approved by the code official and shall conform to state and local fire prevention regulations.
2. When LPG facilities serve more than one customer through separate piping systems,

each system shall be identified in a manner satisfactory to the Building Official.

3. LPG facilities shall be placed to be readily accessible for inspection, reading, testing and shutting off the gas supply. Service piping and main supply shutoff valves shall be outside of the building. Main supply valves shall be of approved type and readily accessible.
4. Gas piping inlets shall be located in respect to the proposed LPG facility location in accordance with the requirements of this section.
5. LPG facilities shall not be located in a pit or basement, under show windows or interior stairways, or in engine, boiler, heater or electric meter rooms. When not prohibited by another regulation, approved liquefied petroleum gas metering devices may be located in the open under exterior stairways.
6. Containers shall be located with respect to buildings or lines of adjoining property which may be built upon in accordance with the following:

Container Capacity (U.S. Gallons)	Minimum Distance (Feet)
Less than 125	0
125 to 500	10
501 to 2000	25

For SI: 1 gallon = 3.785 L, 1 foot = 304.8 mm

Containers shall be located no closer than 10 feet (3,048 mm) from the nearest street line or sidewalk. Containers located in areas such as alleys, driveways, or other areas where they may be subject to physical damage by vehicles shall be protected.

7. Pipe-joint compounds used on threaded connections shall be insoluble in LPG. Systems shall be designed and approved for use with LPG.
8. Valves and appurtenances used in LPG systems shall be designed and approved for use with liquefied petroleum gas.
9. Discharge from relief valves shall be into open air and shall be at least 5 feet (1,524 mm) measured horizontally from an opening into a building which is below the discharge.

**RBC305.4.61 Section 501.6.** Delete "shall be designed for positive pressure applications" and replace with "shall be designed and listed for positive pressure applications".

**RBC305.4.62 Section 502.6.** Delete and replace with the following:

**502.6 Enclosure and Support.** Portions of



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

Venting systems shall be adequately supported for the weight and the design of the material used.

Vent offsets shall be supported for their weight and shall be installed to maintain proper clearance, to prevent physical damage, and to prevent separation of the joints.

**RBC305.4.63 Section 503.2.2.** Delete.

**RBC305.4.64 Section 503.3.3. Item 3.** Delete and replace with the following:

3. Forced draft systems and all portions of induced draft systems shall be designed and listed for positive pressure applications.

**RBC305.4.65 Table 503.4.** Delete "single wall metal pipe" throughout the Table.

**RBC305.4.66 Section 503.5.3.** Delete the exception and add the following:

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

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

**RBC305.4.67 Section 503.5.6.1. Exception.** Delete.

**RBC305.4.68 Section 503.5.7.3.** In the first sentence, delete "equipped with a manual reset device" and replace with "equipped with a listed manual reset device."

**RBC305.4.69 Section 503.6.6. Item 2.** Delete.

**RBC305.4.70 Section 503.6.9.1.** Delete "a single story of" from the first paragraph and delete the word "Exceptions" above Item 1.

**RBC305.4.71 Section 503.7.** Delete and replace with the following:

**503.7 Single-wall Metal Pipe.** Single-wall metal pipe vents are prohibited.

**RBC305.4.72 Section 503.8.** Delete first sentence and replace with the following:

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

**RBC305.4.73 Section 503.10.2.2.** Delete the exception.

**RBC305.4.74 Section 503.10.2.3. Item 2.** Delete and replace with the following:

2. Galvanized sheet steel of a thickness not less than that specified in Table 503.10.2.4 of the International Fuel Gas Code, 2003 Edition.

**RBC305.4.75 Section 503.10.2.4.** Delete.

**RBC305.4.76 Section 503.10.4.** Delete the first paragraph and replace with the following:

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

**RBC305.4.77 Section 503.10.9.** Delete the last sentence.

**RBC305.4.78 Section 503.10.15.** Delete.

**RBC305.4.79 Section 503.15.** Delete the last sentence of the first paragraph and replace with the following:

The following shall be considered approved obstructions:

**RBC305.4.80 Section 504.2.1.** Delete the first sentence of the first paragraph and replace with the following:

These venting tables shall not be used where approved obstructions, as described in Section 503.15 of the International Fuel Gas Code, 2003 Edition, including items 1 through 4, are installed in the venting system.

**RBC305.4.81 Section 504.2.9.** Delete and replace with the following:

**504.2.9 Vent location.** Tables 504.2(1) and 504.2(2) of the International Fuel Gas Code, 2003 Edition, shall not be used for vents exposed to the outdoors below the roof line. A type B vent or listed chimney lining system passing through to an encased chimney flue shall not be considered to be exposed to the outdoors.

**RBC305.4.82 Section 504.3.1.** Delete the first sentence of the first paragraph and replace with the following:



These venting tables shall not be used where approved obstructions, as described in Section 503.15 of the International Fuel Gas Code, 2003 Edition, including items 1 through 4, are installed in the venting system.

**RBC305.4.83 Section 504.3.14.** Delete "Table 504.2(1) or 504.2(2)" and replace with "Table 504.3(1) or 504.3 (2) of the International Fuel Gas Code, 2003 Edition."

**RBC305.4.84 Section 504.3.15.** Delete "offsets" and replace with "termination" in the heading.

**RBC305.4.85 Section 504.3.20.** Delete and replace with the following:

**504.3.20 Vent location.** Tables 504.3(1) and 504.3(2) shall not be used for vents exposed to the outdoors below the roof line. A type B vent or listed chimney lining system passing through to an encased chimney flue shall not be considered to be exposed to the outdoors.

**RBC305.4.86 Section 602.4.** Insert a new section as follows:

**602.4 Glass Doors.** Fireplace openings containing decorative gas appliances shall be equipped with glass doors.

**RBC305.4.87 Section 603.** Delete and replace with the following:

**603 Log Lighters.** Log lighters are prohibited.

**RBC305.4.88 Section 609.** Delete and replace with the following:

**609 Floor Furnaces.** Floor furnaces are prohibited.

**RBC305.4.89 Section 610.1.** Delete "shall be installed in accordance" and replace with "shall be installed and vented in accordance".

**RBC305.4.90 Section 611.2.** Delete the last sentence and replace with the following:

Non-circulating, direct-fired industrial air heaters shall be permitted to provide ventilation and make up air.

**RBC305.4.91 Section 611.6.** Delete the last sentence and replace with the following:

An atmospheric vent line shall not be required to be provided on a valve train component equipped with a listed vent limiter, capable of releasing not more than 5 cubic feet (142.6 L) of gas per hour.

**RBC305.4.92 Section 612.6.** Delete the last sentence and replace with the following:

An atmospheric vent line shall not be required to be provided on a valve train component equipped with a listed vent limiter, capable of releasing not more

than 5 cubic feet (142.6 L) of gas per hour.

**RBC305.4.93 Section 612.8.** Insert a new section as follows:

**612.8 Access.** Recirculating direct-fired industrial air heaters shall be provided with access for removal of burners; replacement of motors, controls, filters and other working parts; and for adjustment and lubrication of parts requiring maintenance.

**RBC305.4.94 Section 614.3.** Delete.

**RBC305.4.95 Section 614.5.** Delete the last sentence and replace with the following:

Where a closet is designed for the installation of a clothes dryer, an opening having a net free area of not less than 100 square inches (645 cm<sup>2</sup>) shall be provided in the closet enclosure communicating with an area at least 500 square feet (46.5 m<sup>2</sup>).

**RBC305.4.96 Section 614.6.1 Exception.** Delete.

**RBC305.4.97 Section 614.7.** Add the following:

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

**RBC305.4.98 Section 618.2.** Delete "forced air furnace" and replace with "minimum duct size" in the heading.

**RBC305.4.99 Section 618.2.** Add the following:

The net free area of return air openings located in an enclosed basement shall not exceed the net free area of all supply openings located in the same space.

**RBC305.4.100 Section 618.5.** Add an item as follows:

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

**Exception:** Buildings constructed prior to the adoption of this Code.

**RBC305.4.101 Section 621.2.** Delete and replace with the following:

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

**RBC305.4.102 Section 621.4.** Delete the first sentence and replace with the following:

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

**RBC305.4.103 Section 624.** Delete and replace with the following:

**SECTION 624  
WATER HEATERS**

**624.1 General.** The regulations of this section shall govern the construction, location and installation of water heaters heating potable water, together with all chimneys, vents and their connectors. The minimum capacity for water heaters shall be in accordance with the first hour rating listed in Table 624.1 below. The size/capacity of water heaters installed in commercial food processing establishment shall be determined by

**Table 624.1** <sup>1 & 3</sup>

Number of bathrooms	1 to 1.5			2 to 2.5				3 to 3.5			
	1	2	3	2	3	4	5	3	4	5	6
Number of bedrooms											
First Hour Rating <sup>2</sup>	42	54	54	54	67	67	80	67	80	80	80

**Footnotes:**

<sup>1</sup>The first hour rating is found on the "Energy Guide" label.

<sup>2</sup>Non-storage and solar water heaters shall be sized to meet the appropriate first hour rating as shown in the table.

<sup>3</sup>This table only applies to new dwelling units.

**624.2. Water heaters utilized for space heating.** Water heaters utilized both to supply potable hot water and provide hot water for space-heating applications shall be listed and labeled for such applications by the manufacturer and shall be installed in accordance with the manufacturer's installation instructions and the Uniform Plumbing Code.

**624.2.1 Sizing.** Water heaters utilized for both potable water heater and space-heating applications shall be sized to prevent the space-heating load from diminishing the required potable water-heating capacity.

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

**624.3 Supplemental water-heating devices.** Potable water-heating devices that utilize refrigerant-to-water heat exchangers shall be approved and installed in accordance with the Uniform Plumbing Code and the manufacturer's installation instructions.

**624.4 Clearances.** Clearance of listed water heaters from combustible materials shall be as

the El Paso County Health Department. All design, construction and workmanship shall be conform to the accepted engineering practices, manufacturer's installation instructions and applicable standards and shall be of such character as to secure the results sought to be obtained by this Code. No water heater shall be hereinafter installed which does not comply in all respects with the type and model of each size thereof approved by the code official. The potable water connections and relief valves for all water heaters shall conform to the applicable requirements of Chapter 6 of the Uniform Plumbing Code. All water heaters shall be capable of being removed without first removing a permanent portion of a building structure or other installed equipment and appliances.

specified in the listing or on the rating plate.

**624.5 Protection from Damage.** All water heaters installed in areas where they may be subjected to mechanical damage shall be suitably guarded against damage by being installed behind adequate barriers or by being elevated or located out of the normal path of a vehicle using the garage.

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

**624.5.2 Pans.** When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or any wood floor where damage may result from a leaking water heater, watertight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum 1¼ inch (31.75 mm) diameter drain to an approved location.

**624.6 Access and Working Space.** Every water heater installation shall be accessible for inspection, repair or replacement, in accordance with this Section and Section 306 of the International Mechanical Code, 2003 Edition. Every attic, roof, mezzanine, or platform more than 8 feet (2,438.4 mm) above the ground or floor level shall be made accessible by a stairway or ladder permanently

fastened to the building and not less than 14 inches (355.6 mm) center to center and not less than 6 inches (152.4 mm) from the face of the wall. Each stile is to extend 30 inches (762 mm) above the surface to be reached, or as high as possible, if height is limited. Permanent ladders for water heater access need not be provided at parapets or walls less than 30 inches (762 mm) in height.

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

**RBC305.4.104 Section 629.2.** Insert a new section as follows:

**629.2 Installation.** Kilns shall be listed and

installed in accordance with the manufacturer's installation instructions and the provisions of this code.

**RBC305.4.105 Section 631.2.** Delete and replace with the following:

**631.2 Installation.** In addition to the requirements of this code, the installation of boilers shall be in accordance with the manufacturer's instructions and the International Mechanical Code, 2003 Edition. Operating instructions shall be attached to the boiler. Boilers shall have all controls set, adjusted and tested by the installer. The manufacturer's rating data and the nameplate shall be attached to the boiler.

**RBC305.4.106 Section 634.** Delete.

## SECTION RBC306 - PLUMBING CODE

**RBC306.1 SHORT TITLE.** This section will be known and cited as the Plumbing Code.

**RBC306.2 SCOPE.** The Plumbing Code shall apply to the erection, installation, alteration, repair, relocation, replacement, addition to or use of plumbing systems within the Jurisdiction.

Additions, alterations, repairs and replacement of plumbing systems shall comply with the provisions for new systems.

### **RBC306.2.1 Repairs and Alterations.**

**RBC306.2.1.1** In existing buildings or premises in which plumbing installations are to be altered, repaired, or renovated, deviations from the provisions of the Plumbing Code are permitted, provided such deviations are found to be necessary and are first approved by the Building Official.

**RBC306.2.1.2** All openings into a drainage or vent system, excepting those openings to which plumbing fixtures are properly connected or which constitute vent terminals, shall be permanently plugged or capped in an approved manner, using the appropriate materials required by the Plumbing Code.

**RBC306.2.2 Existing Construction.** No provision of the Plumbing Code shall be deemed to require a change in any portion of a plumbing or drainage system or any other work regulated by the Plumbing Code in or on an existing building or lot when such work was installed and is maintained in accordance with law in effect prior to the effective date of the Plumbing Code, except when any such plumbing or drainage system or other work regulated by the Plumbing Code is determined by the Building Official to be in fact dangerous, unsafe, insanitary, or a nuisance and a menace to life, health, or property.

**RBC306.2.3 Conflicts Between Codes.** When the requirements of the Plumbing Code conflict with the requirements of the Mechanical Code, the Plumbing Code shall prevail.

**RBC306.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the Uniform Plumbing Code of the International Association of Plumbing and Mechanical Officials, 5001 E. Philadelphia Street, Ontario, CA 91761, 2000 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include International Association of Plumbing and Mechanical Officials (IAPMO) Installation Standards, with Appendices A, B, D, H, I and L save and

except the following which are declared to be non-applicable and therefore expressly deleted:

1. Chapter 1, Administration, except Sections 101.4.1.1, 103.5.3 and 103.5.5
2. Chapter 5, Water Heaters
3. Chapter 12, Fuel Piping
4. Chapter 13, Health Care Facilities and Medical Gas and Vacuum Systems
5. Chapter 15, Firestop Protection for DWV and Stormwater Applications

### **RBC306.4 ADDITIONS AND MODIFICATIONS.**

The adopted Code is subject to the following additions and modifications:

#### **RBC306.4.1 Section 313.6.** Add the following:

When it is necessary to relocate a trap that would normally be within a cantilever to the interior of the structure, the trap shall be located immediately inside the heated space and be vented.

#### **RBC306.4.2 Section 313.11.** Delete and replace with the following provisions:

**313.11 Structural safety.** The building shall not be weakened by the installation of any plumbing. In the process of installing or repairing any plumbing, the finished floors, walls, ceilings, tile work or any other part of the building or premises which is required to be changed or replaced shall be left in a safe structural condition in accordance with the requirements of the Building Code.

**313.11.1 Penetrations of floor/ceiling assemblies and fire-resistance-rated assemblies.** Penetrations of floor/ceiling assemblies and assemblies required to have a fire-resistance rating shall be protected in accordance with the Building Code.

**313.11.2 Cutting, notching and boring in wood members.** The cutting, notching and boring of wood members shall comply with Sections 313.11.2.1 through 313.11.2.4 of the Uniform Plumbing Code, 2000 Edition.

**313.11.2.1 Engineered wood products.** Cuts, notches and holes bored in trusses, laminated veneer lumber, glued-laminated members and I-joists are prohibited except where the effects of the alterations are specifically considered in the design of the member.

**313.11.2.2 Joist notching.** Notching at the ends of joists shall not exceed one-fourth the joist depth. Holes bored in joists shall not be within 2 inches (50.8 mm) of the top and

bottom of the joist and their diameter shall not exceed one-third the depth of the member. Notches in the top or bottom of the joist shall not exceed one-sixth the depth and shall not be located in the middle one-third of the span.

**313.11.2.3 Stud cutting and notching.** In exterior walls and bearing partitions, any wood stud is permitted to be cut or notched to a depth not exceeding twenty-five percent (25%) of its width. Cutting or notching of studs to a depth not greater than forty percent (40%) of the width of the stud is permitted in non load-bearing partitions supporting no loads other than the weight of the partition.

**313.11.2.4 Bored holes.** A hole not greater in diameter than forty percent (40%) of the stud depth is permitted to be bored in any wood stud. Bored holes not greater than sixty percent (60%) of the depth of the stud are permitted in non load-bearing partitions or in any wall where each bored stud is doubled, provided that not more than any two successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8 inch (15.9 mm) to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

**313.11.3 Alterations to trusses.** Truss members and components shall not be cut, drilled, notched, spliced or otherwise altered in any way without the written concurrence and approval of a registered design professional. Alterations resulting in the addition of loads to any member (e.g., HVAC equipment, water heaters) shall not be permitted without verification that the truss is capable of supporting the additional loading.

**313.11.4 Cutting, notching and boring holes in structural steel framing.** The cutting, notching and boring of holes in structural steel framing members shall be as prescribed by the registered design professional.

**313.11.5 Cutting, notching and boring holes in cold-formed steel framing.** Flanges and lips of load-bearing, cold-formed steel framing members shall not be cut or notched. Holes in webs of load-bearing, cold-formed steel framing members shall be permitted along the centerline of the web of the framing member and shall not exceed the dimensional limitations, penetrations spacing or minimum hole edge distance as prescribed by the registered design professional. Cutting, notching and boring holes of steel floor/roof decking shall be as prescribed by the registered design professional.

**313.11.6 Cutting, notching and boring holes in nonstructural cold-formed steel wall framing.** Flanges and lips of nonstructural cold-formed steel wall studs shall be permitted along the centerline of the web of the framing member, shall not exceed 1½ inches (38.1 mm) in width or 4 inches (101.6 mm) in length, and the holes shall not be spaced less than 24 inches (609.6 mm) center to center from another hole or less than 10 inches (254 mm) from the bearing end.

**RBC306.4.3 Section 318.** Delete.

**RBC306.4.4 Section 319.** Delete and replace with the following:

**319. Test Gauges.** Tests required by this code, which are performed utilizing dial gauges, shall be limited to gauges having a range not less than twice or greater than three times the specified test pressure. Gauge increments shall be no greater than one pound.

**RBC306.4.5 Section 402.** Delete.

**RBC306.4.6 Section 409.2.2.** Delete and replace with the following:

**409.2.2.** All water closet seats, except those for private use, shall be of the open front type.

**RBC306.4.7 Section 412.3.** Delete.

**RBC306.4.8 Section 412.4.** Delete.

**RBC306.4.9 Section 413.** Delete and replace with the following:

## SECTION 413

### MINIMUM NUMBER OF REQUIRED FIXTURES

**413.1 Plumbing Fixtures Required.** Each building shall be provided with sanitary facilities as prescribed by this section. Specific requirements for accessible plumbing facilities shall be as prescribed in the Building Code.

**413.2 Minimum number of fixtures.** Plumbing fixtures shall be provided for the type of occupancy and in the minimum number shown in Table 413 below. Types of occupancies not shown in Table 413 shall be considered individually by the Building Official. The number of occupants shall be determined by the Building Code. Occupancy classification shall be determined in accordance with the Building Code.

**413.3 Separate facilities.** Where plumbing fixtures are required, separate facilities shall be provided for each gender.

#### Exceptions:

1. Separate facilities shall not be required in



residential occupancies.

2. In occupancies serving ten or fewer people, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both genders.
3. Separate facilities shall not be required in structures or tenant spaces in which food or beverage is served for consumption with a seating capacity of 15 or less.
4. In business occupancies with a total floor area of 1,500 square feet (139.4 m<sup>2</sup>) or less, one toilet facility designed for use by no more than one person at a time, shall satisfy the requirement for serving customers and employees of both genders.
5. In a mercantile and storage occupancies with a total floor area of 3,000 square feet (278.7 m<sup>2</sup>) or less, one toilet facility, designed for use by no more than one person at a time, shall satisfy the requirement for serving customers and employees of both genders.

**413.3.1 Fixture separation.** Where a water closet and urinal, or more than one water closet are required and located within the same room, each water closet shall occupy a separate compartment with a door and walls or by approved partitions between them to ensure privacy.

**Exception:** A separate compartment need not be provided if only one water closet is required by Table 413 and a privacy lock is installed on the restroom door.

**413.4 Number of occupants of each gender.**

The required water closets, lavatories and showers or bathtubs shall be distributed equally between the genders based on the percentage of each gender anticipated in the occupant load. The occupant load shall be composed of 50 percent of each gender, unless statistical data approved by the code official indicates a different distribution of the genders.

**413.5 Location of employee toilet facilities in occupancies other than assembly or mercantile.**

The required toilet facilities shall be located not more than one story above or below the employees' regular working area and the path of travel to the facilities shall not exceed a distance of 500 feet (152.4 m). Employee facilities shall be either separate facilities or public customer facilities.

**Exception:** Facilities required for employees in storage structures or kiosks, and which are located in adjacent structures under the same ownership, lease or control, shall be a maximum travel distance of 500 feet (152.4 m) from the

employees' regular working area.

**413.5.1 Location of employee toilet facilities in mercantile and assembly occupancies.**

Employees shall be provided with toilet facilities in buildings and tenant spaces utilized as restaurants, nightclubs, places of public assembly and mercantile occupancies. The employee facilities shall be either separate facilities or public customer facilities.

**Exception:** Employee toilet facilities shall not be required in tenant spaces where the travel distance from the main entrance of the tenant space to a central toilet area does not exceed 500 feet (152.4 m) and the central toilet facilities are located not more than one story above or below the tenant space.

**413.6 Customer facilities.**

Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public use and utilized as restaurants, nightclubs, places of assembly, business and mercantile occupancies. Customer toilet facilities shall be located not more than one story above or below the space required to be provided with customer toilet facilities and the path of travel to the facilities shall not exceed a distance of 500 feet (152.4 m). In covered mall buildings, required facilities shall be based on total square footage, and facilities shall be in each individual store or in a central toilet area located in accordance with this section. The maximum travel distance to the central toilet facilities in covered mall buildings shall be measured from the main entrance of any store or tenant space.

**413.6.1 Pay facilities.** Required facilities shall be free of charge and designated by legible signs for each gender. Where pay facilities are installed, these facilities shall be in excess of the required minimum facilities.

**413.7 Substitution for water closets.** In each bathroom or toilet room, urinals shall not be substituted for more than 50 percent of the required water closets.

**413.8 Required drinking fountains and location.**

Where water is served in restaurants, drinking fountains shall not be required. Drinking fountains shall not be located within the toilet facility.

**413.9 Service sink location.** Service sinks shall not be installed in toilet facilities.

**413.10 Required floor drains.** Floor drains or receptors shall be provided within a room containing a water heater, boiler, backflow preventer, furnace or equipment which generates

liquid by-products during normal operations, but not more than 10 feet (3,048 mm) from such units. In public coin-operated laundries and in the central washing facilities of multiple family dwellings, the rooms containing the automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. These drains shall have a minimum outlet cross-section of not less than 3 inches (76.2 mm) in diameter. When a water heater is located in an attic, attic-ceiling assembly, floor-ceiling assembly, floor-sub-floor assembly, or

wood floor where damage may result from a leaking water heater, a water tight pan of corrosion resistant materials shall be installed beneath the water heater with a minimum 1¼ inch (31.75 mm) diameter drain to an approved location.

**413.11 Fixtures requiring hot water.** Hot water (minimum of 105 °F (40.6 °C)) shall be provided to all plumbing fixtures and equipment used for bathing, washing, culinary purposes, cleaning, laundry or building maintenance.

**TABLE 413**  
**MINIMUM NUMBER OF PLUMBING FACILITIES** (a, b, c, k)  
**(Refer to Sections 413.3 and 413.4)**

OCCUPANCY <sup>(j)</sup>		WATER CLOSETS (Urinals: see 413.7)		LAVATORIES	BATHTUBS /SHOWERS	DRINKING FOUNTAINS <sub>(h,i)</sub>	OTHERS <sup>(l)</sup>
		MALE	FEMALE				
A S S E M B L Y	Theaters	1 per 125	1 per 65	1 per 200	X	1 per 1,000	1 service sink
	Nightclubs	1 per 40	1 per 75	1 per 75		1 per 500	1 service sink
	Restaurants	1 per 75	1 per 75	1 per 200		1 per 500	1 service sink
	Halls, Museums, etc.	1 per 125	1 per 65	1 per 200		1 per 1,000	1 service sink
	Coliseums, arenas	1 per 75	1 per 40	1 per 150		1 per 1,000	1 service sink
	Churches <sup>(d)</sup>	1 per 150	1 per 75	1 per 200		1 per 1,000	1 service sink
	Stadiums, pools, etc.	1 per 100	1 per 50	1 per 150		1 per 1,000	1 service sink
	Business (see Section 413.5)	1 per 25		1 per 40		1 per 100	1 service sink
	Educational	1 per 50		1 per 50		1 per 100	1 service sink
	Factory and industrial	1 per 100		1 per 100		1 per 1,000	1 service sink
High hazard (see Section 413.5)	1 per 100		1 per 100	1 per 1,000	1 service sink		
I N S T I T U T I O N A L	Residential care	1 per 10		1 per 10	1 per 8	1 per 100	1 service sink
	Hospitals, ambulatory nursing, home patients <sup>(e,f)</sup>	1 per room		1 per room	1 per 15	1 per 100	1 service sink per floor
	Day nursery, sanitarium, non-ambulatory nursing home patients, etc. <sup>(f,g)</sup>	1 per 15		1 per 15	1 per 15	1 per 100	1 service sink
	Employees other than residential care	1 per 25		1 per 35	X	1 per 100	X
	Visitors other than residential care	1 per 75		1 per 100		1 per 500	
	Prisons <sup>(e)</sup>	1 per cell		1 per cell	1 per 15	1 per 100	1 service sink
	Asylums, reformatories, etc.	1 per 15		1 per 15	1 per 15	1 per 100	1 service sink
Mercantile (Section 413.5.1)	1 per 500		1 per 750	X	1 per 1,000	1 service sink	
R E S I D E N T I A L	Hotels, motels	1 per guestroom		1 per guestroom	1 per guestroom	X	1 service sink
	Lodges	1 per 10		1 per 10	1 per 8	1 per 100	1 service sink
	Multiple family	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	X	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
	Dormitories	1 per 10		1 per 10	1 per 8	1 per 100	1 service sink
	One/Two family dwelling	1 per dwelling unit		1 per dwelling unit	1 per dwelling unit	X	1 kitchen sink and 1 automatic clothes washer connection per dwelling unit
	Storage (Section 413.5)	1 per 100		1 per 100	X	X	1 service sink

**Footnotes:**

- a. Refer to Sections 413.3 and 413.4
- b. Refer to Section 408.7 for handicap requirements.
- c. The fixtures are based on one fixture being the minimum number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by the Building Code.
- d. Fixtures located in adjacent buildings under the ownership or control of a church shall be made available during periods the church is

occupied.

- e. Toilet facilities for employees shall be separate from facilities for inmates or patients.
- f. A single occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient rooms shall be permitted where the room is provided with direct access from each patient room and with provisions for privacy.
- g. For day nurseries, a minimum of one bathtub shall be required.
- h. Bar sinks may be substituted for drinking fountains with prior approval.
- i. Service sink and drinking fountain are not required if separate facilities are not required for each gender.
- j. Building categories not shown on this table shall be considered separately by the Building Official.
- k. All Section references in this table are for the Uniform Plumbing Code, 2000 Edition.

**RBC306.4.10 Section 602.2.** Delete the words "and maintained in accordance with this code." from the last sentence.

**RBC306.4.11 Section 603.4.4.1.** Add the following exception:

**Exception:** Group R-3 Occupancies.

**RBC306.4.12 Section 603.4.7.** Delete the last sentence and replace with the following:

In climates where freezing temperatures occur, a listed self-draining frost proof hose bib with an integral backflow preventer shall be used, except in Group R-3 Occupancies.

**RBC306.4.13 Section 603.4.17.** Delete and replace with the following:

**603.4.17** Faucets with hose-attached sprays shall vent to an atmosphere under back-siphonage conditions, except kitchen sink faucets in dwelling units, shall be provided with in-line single check valves or a spring loaded shut off valve.

**RBC306.4.14 Section 603.4.18.** Delete.

**RBC306.4.15 Section 604.1.** Add the following:

The materials and installation of the building supply water pipe shall comply with the local water purveyor's standards.

**RBC306.4.16 Section 604.8.** Add the following:

A number 18 gauge copper tracer wire or other approved conductor shall be installed on plastic building supply water pipe.

**RBC306.4.17 Section 605.2.** Add the following exception:

**Exception:** A full-way valve is not required on a water heater replacement if a globe valve is installed on the building supply entry

**RBC306.4.18 Section 609.1.** Delete the last two sentences and replace with:

All water service and yard piping shall be a minimum of 5 feet (1,524 mm) deep.

**RBC306.4.19 Section 609.5.** Add the following exception:

**Exception:** Water heaters

**RBC306.4.20 Section 609.9.** Delete.

**RBC306.4.21 Section 609.10.** Add the following exception:

**Exception:** Group R-3 Occupancies

**RBC306.4.22 Section 610.4.** Delete the first paragraph and replace with the following, and the exception:

Systems within the range of Table 6-5 of the Uniform Plumbing Code, 2000 Edition, shall be sized from that table or by the method set forth in Section 610.5 of the Uniform Plumbing Code, 2000 Edition.

**Exception:** Group R-3 Occupancies serving less than 41 WFU and less than 200 feet (60.96 m) in total developed length shall be sized with a ¾ inch (19 mm) building supply pipe, a ¾ inch (19 mm) water distribution system and a ½ inch (12.7 mm) fixture branch to each individual fixture.

**RBC306.4.23 Section 610.8.** Add the following exception:

**Exception:** Meters and building supply pipes designed by the water purveyor.

**RBC306.4.24 Section 611.0.** Delete.

**RBC306.4.25 Table 7-3.** Delete "3 DFU" and replace with "2 DFU" as the private drainage fixture unit (DFU Value) for "clothes washers, domestic standpipe."

**RBC306.4.26 Section 703.1.** Add the following:

The minimum size of a building drain serving all structures shall be 4 inch (101.6 mm) in diameter for the first 3 feet (914.4 mm) within the foundation walls.

**RBC306.4.27 Section 706.1.** Add the following:

Where sweep fittings are normally required, they may be substituted with ¼ bends on above grade installations.

**RBC306.4.28 Section 710.1.** Delete.

**RBC306.4.29 Section 712.2.** Add the following exception:

**Exception:** Under slab portions of drainage and vent systems may be tested with a minimum 5 foot water column (14.9 kPa) head pressure.

**RBC306.4.30 Chapter 7 Part II – Building Sewers.** Delete.

**RBC306.4.31 Section 807.4.** Add the following exception:

**Exception:** A dishwasher drain may discharge into a standpipe separately trapped and vented, located under the kitchen sink cabinet. The standpipe shall be a minimum of 1½ inch (38.1 mm) diameter piping, 15 inches (381 mm) in length and have a wye fitting at the top. A gooseneck fitting made from ½ inch (12.7 mm) piping shall terminate in the top of the wye so that the piping arrangement will effectively maintain a 1 inch (25.4 mm) air gap between the end of the ½ inch (12.7 mm) discharge pipe and the flood level of the side outlet of the wye. The flood level of the wye shall be located at least 1 inch (25.4 mm) above the bottom of the kitchen sink basin.

**RBC306.4.32 Section 901.0.** Add the following exception:

**Exception:** Each building drain may have one unvented floor drain if both of the following requirements are met:

1. The unvented floor drain branch and trap must be 3 inches (76.2 mm) wide with a 2 inch (50.8 mm) inlet, unless a floor drain with an integral trap and cleanout is used.
2. The developed length from the building drain to the weir of the trap must be a minimum of 18 inches (457.2 mm) and cannot exceed 15 feet (4,572 mm).

**RBC306.4.33 Section 905.2.** Add the following exception:

**Exception:** Wet vented water closets.

**RBC306.4.34 Section 906.1.** Add the following exception:

**Exception:** A listed air admittance valve may be installed according to its listing on kitchen sinks; island fixtures; remotely located basement fixtures receiving the discharge from 1 and 2 fixture unit fixtures and each plumbing fixture of a basement bathroom located in an existing structure where no plumbing vent is provided.

**RBC306.4.35 Section 908.0.** Delete the word "Vertical" from the section title.

**RBC306.4.36 Section 908.1.** Insert the word "Vertical" at the beginning of the first sentence.

**RBC306.4.37 Section 908.2.** Add the following exception:

**Exception:** Vertically stacked tees serving residential kitchen sinks/dishwasher drains.

**RBC306.4.38 Section 908.4.** Insert a new section as follows:

**908.4. Horizontal Wet Venting.** Horizontal wet venting is limited to drainage piping receiving the discharge from 1 and 2 fixture unit fixtures that also serve as a vent. All wet vented fixtures shall be on the same floor level. Fixtures with a continuous vent discharging into the horizontal wet vent shall be on the same floor level as the wet vented fixtures. Horizontal wet vented sections shall be sized at a minimum of 2 inches (50.8 mm) in diameter and not to exceed a total flow of 4 fixture units.

**RBC306.4.39 Section 909.0.** Add the following exception:

**Exception:** The foot vent may be omitted when the horizontal drain and vent piping requirements of Table 7-5 are increased one pipe size.

**RBC306.4.40 Section 1006.0.** Delete the last sentence and replace with the following:

When subject to reverse flow of sewage or liquid waste, drains located in seldom accessed spaces such as a crawl space, shall be equipped with an approved backwater valve.

**RBC306.4.41 Section 1014.8.** Add the following:

Grease interceptors shall be sized in accordance with Table H-1 when served by a private sewage disposal system and in accordance with Section 9.07 of the City of Colorado Springs *Waste Water Extension & Service Standards*, 2004 Edition, when served by a public sewer system.

**RBC306.4.42 Sections 1101.1 through 1101.10.** Delete.

**RBC306.4.43 Section 1102.5.** Delete.

**RBC306.4.44 Section 1103.0.** Delete.

**RBC306.4.45 Section 1104.3.** Delete.

**RBC306.4.46 Section 1108.0.** Delete.

**RBC306.4.47 Appendix D, Section D1.** Add the following:

A rainfall rate of 2½ inches (63.5 mm) per hour or 0.026 GPM/sq. ft. (1.06 L/min·m<sup>2</sup>) shall be used in the design of all structures located in the Jurisdiction.

**RBC306.4.48 Appendix L, Section L 2.1.** Delete and replace with the following:

**L 2.1 Definition.** Engineered Plumbing System: A system designed for a specific building project with construction documents indicating plumbing materials to be installed, all as prepared by a design professional, registered in the state of Colorado.

## SECTION RBC307 - ELECTRICAL CODE

**RBC307.1 SHORT TITLE.** This section will be known and cited as the Electrical Code.

**RBC307.2 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the standards adopted by the State of Colorado Electrical Board, pursuant to C.R.S. Section 12-23-104, as amended, along with all revisions, modifications and exceptions thereto made by the Board, and the most recently published edition of the National Electrical Safety Code of the Institute of Electrical and Electronic Engineers, Inc., 345 East 47th Street, New York, New York 10017.

Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The above codes are being adopted as if set out at length.

**RBC307.3 ELECTRICAL SIGNS.** Electrical signs shall be subject to permits and inspections.

**RBC307.4 REGISTRATION OF FIRE ALARM CONTRACTORS.** Fire alarm contractors shall be registered in accordance with Section RBC208 of this Code and shall obtain permits in accordance with Section RBC105 of this Code.



**SECTION RBC308 - ENERGY CONSERVATION CODE**

**RBC308.1 SHORT TITLE.** This section will be known and cited as the Energy Conservation Code.

**RBC308.2 SCOPE.** The Energy Conservation Code shall apply in accordance with Section 101.2 of the International Energy Conservation Code, 2003 Edition.

**RBC308.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Energy Conservation Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Energy Conservation Code Appendix.

**RBC308.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC308.4.1 Section 101.2.2.4.** Delete the last sentence and replace with the following:

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

**RBC308.4.2 Section 104.1.** Delete the first paragraph and replace with the following:

**General.** Construction documents and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents and designs submitted under the provisions of Chapter 4 of the International Energy Conservation Code, 2003 Edition, shall be prepared by a design professional licensed in the state of Colorado or by qualified persons as approved by the Building Official.

**RBC308.4.3 Section 104.1.** Delete the second exception.

**RBC308.4.4 Section 201.3.** Delete and replace with the following:

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in codes adopted by the Jurisdiction, such terms shall have meanings ascribed to them in those codes.

**RBC308.4.5 Table 302.1.** Delete and replace with the following:

**Table 302.1 Exterior Design Conditions**

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

For SI: °C = [(°F) - 32]/1.8

**RBC308.4.6 Section 502.1.1.** Delete.

**RBC308.4.7 Table 502.2.** Delete and replace with the following:

**Table 502.2 Heating and cooling criteria**

ELEMENT	MODE	TYPE A-1 RESIDENTIAL BUILDINGS	TYPE-2 RESIDENTIAL BUILDINGS
		U <sub>o</sub>	U <sub>o</sub>
Walls	Heating	0.13	0.20
	Cooling		
Roof/ceiling	Heating	0.026	0.026
	Cooling		
Floors over unheated spaces	Heating	0.05	0.05
	Cooling		
Heated slab on grade <sup>b</sup>	Heating	R Value	R Value
		7.5	7.5
Unheated slab on grade <sup>b</sup>	Heating	R Value	R Value
		5	5
Basement wall <sup>a, b</sup>	Heating	U Value	U Value
	Cooling	0.10	0.095
Crawl wall <sup>a, b</sup>	Heating	U Value	U Value
	Cooling	0.077	0.077

For SI: 1 Btu/h · (ft<sup>2</sup> · °F) = 5.678 W/(m<sup>2</sup> · K), °C = [(°F) - 32]/1.8

**Footnotes:**

- a. Basement and crawl space wall U-factors shall be based on the wall components and surface air films. Adjacent soil shall not be considered the determination of the U-factor.
- b. Typical foundation insulation techniques can be found in the DOE *Building Foundation Design Handbook*.

**RBC308.4.8 Section 502.2.1.4.** Delete the second sentence of the first paragraph. Delete the second paragraph and replace with the following:

Insulation shall be of an approved type, and placed on the outside of the foundation or on the inside of a foundation wall. For insulation being installed on the inside of a foundation wall, the insulation shall extend downward from the bottom of the slab or horizontally beneath the slab or a combination

thereof for a minimum total distance of 36 inches (914.4 mm). For insulation being installed on the outside of the foundation, the insulation shall extend downward from the grade surface or horizontally beneath grade or a combination thereof for a minimum total distance of 36 inches (914.4 mm) provided all horizontally installed insulation is covered by pavement or by soil a minimum of 10 inches (254 mm) thick.

**RBC308.4.9 Table 502.2.4(1).** In the fifth column, in the row designated as "Zone 13", delete "R-16" and replace with "R-13." In the eighth column, in the row designated as "Zone 13", delete "R-7, 4 ft." and replace with "R-5, 3 ft."

**RBC308.4.10 Table 502.2.4(2).** In the fifth column, in the row designated as "Zone 13", delete "R-18" and replace with "R-13." In the eighth column, in the row designated as "Zone 13", delete "R-6, 4 ft." and replace with "R-5, 3 ft."

**RBC308.4.11 Table 502.2.4(3).** In the fifth column, in the row designated as "Zone 13", delete "R-18" and replace with "R-13." In the eighth column, in the row designated as "Zone 13", delete "R-9, 4 ft." and replace with "R-5, 3 ft."

**RBC308.4.12 Tables 502.2.4(4) through 502.2.4(9).** In the eighth column, in the row designated as "Zone 13", delete "4 ft." and replace with "3 ft."

**RBC308.4.13 Section 503.3.1.1.** Add a new section to read as follows:

**503.3.1.1. Equipment and system sizing.** Non-hydronic heating equipment and systems capacity shall not exceed the loads calculated in accordance with Section 503.3.1 of the International Energy Conservation Code, 2003 Edition, by 30 percent. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, and within available equipment options.

**RBC308.4.14 Section 503.3.2.** Delete and replace with the following:

**503.3.2 Temperature controls.** Temperature controls shall be provided in accordance with Sections 503.3.2.1 through 503.3.2.4 of the International Energy Conservation Code, 2003 Edition.

**RBC308.4.15 Section 503.3.2.4.** Delete.

**RBC308.4.16 Section 503.3.3.1.** Delete and replace Exception 2 and add Exception 4 as follows:

2. Piping that conveys fluids which have a design operating temperature range from 55 °F (12.8 °C) and 125 °F (51.7 °C).
4. Piping that conveys fluids which have a design operating temperature greater than 125 °F (51.7 °C). when located outside the equipment room in R-3 occupancies.

**RBC308.4.17 Table 503.3.3.1 Minimum Pipe Insulation.** Delete and replace with the following:

**Table 503.3.3.1 Minimum Pipe Insulation**

PIPING SYSTEM TYPES	FLUID TEMPERATURE RANGE ( °F)	PIPE SIZES <sup>a</sup> (in inches)					
		RUN OUTS to 2 inches <sup>b</sup>	1 & Less	1 ¼ to 2	2 ½ to 4	5 to 6	8 or More
<b>HEATING SYSTEMS</b>							
<b>STEAM &amp; HOT WATER</b>							
High pressure /temp	306-450	1 ½	2 ½	2 ½	3	3 ½	3 ½
Medium pressure /temp	251-305	1 ½	2	2 ½	2 ½	3	3
Low pressure /temp	201-250	1	1 ½	1 ½	2	2	2
Low temp	125-200	½	½	½	½	½	½
Steam Condensate (for feed water)	Any	1	1	1 ½	2	2	2
<b>COOLING SYSTEMS</b>							
Chilled water, refrigerant and brine	40-55	½	½	¾	1	1	1
	Below 40	1	1	1 ½	1 ½	1 ½	1 ½

For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm. °C = [(°F) - 32]/1.8

**Footnotes:**

- a. For piping exposed to outdoor air, increase insulation thickness by ½ inch (12.7 mm).
- b. Runouts not exceeding 12 feet (3,657.6 mm) in length to individual terminal units.

**RBC308.4.18 Table 503.3.3.3 Minimum Duct Insulation.** Delete and replace with the following:

**Table 503.3.3.3 Minimum Duct Insulation**

ANNUAL HEATING DEGREE DAYS	INSULATION R-VALUE (h·ft <sup>2</sup> ·f.)/Btu <sup>d</sup>			
	DUCTS Outside buildings		DUCTS In interior unconditioned spaces.	
	SUPPLY	RETURN	SUPPLY	RETURN <sup>b</sup>
Below 1,500	8	4	4	0
1,500 - 3,500	8	4	6	2
3,501 - 7,500	8	6	6	6
7,501 & above	11	6	11	6

For SI: °C = [(°F) - 32]/1.8, 1(h·ft<sup>2</sup>·°F)/Btu = 0.176(m<sup>2</sup>·K)/W, 1 foot=308.5

**Footnotes:**

- a. Insulation R-values shown are for the insulation as installed and do not include film resistance. The required minimum R-values do not consider water vapor transmission and condensation. Where control of condensation is required, additional insulation, vapor retarders, or both, shall be provided to limit vapor transmission and condensation. For ducts that are designed to convey both heated and cooled air, duct insulation shall be as required by the most restrictive condition. Where exterior walls are used as plenums, wall insulation shall be required by the most restrictive condition of this section.
- b. Insulation on return ducts in basements is not required.
- c. Unconditioned spaces include ventilated crawl spaces and framed cavities in floor, wall and ceiling assemblies that 1) separate conditioned space from unconditioned space or outside air, and 2) are un-insulated on the side facing away from the conditioned space.
- d. Insulation resistance measured on a horizontal plane in accordance with ASTM C518 at mean temperature.

**RBC308.4.19 Section 503.3.3.4.2.** Insert the following at the end of the first sentence:

and as specified in Section 503.3.4.3 of the International Energy Conservation Code, 2003 Edition.

**RBC308.4.20 Section 503.3.3.4.3.** Add the following:

Ductwork located outside a conditioned space shall be sealed to the minimum standards of SMACNA Class B.

**RBC308.4.21 Section 503.3.3.7.** Delete.

**RBC308.4.22 Section 504.7.** Delete.

**RBC308.4.23 Table 602.1.** In the fifth column, in the row designated as "Zone 13", delete "R-18" and replace with "R-13." In the eighth column, in the row

designated as "Zone 13", delete "R-9, 4 ft." and replace with "R-5, 3 ft."

**RBC308.4.24 Section 602.1.6.** Delete and replace with the following:

**602.1.6 Slab-on-grade floors.** The thermal resistance of the insulation around the perimeter of the floor shall be not less than the values given in Table 602.1. For insulation being installed on the inside of a foundation wall, the insulation shall extend downward from the bottom of the slab or horizontally beneath the slab or a combination thereof for a minimum total distance of 36 inches (914.4 mm). For insulation being installed on the outside of the foundation, the insulation shall extend downward from the grade surface or horizontally beneath grade or a combination thereof for a minimum total distance of 36 inches (914.4 mm) provided all horizontally installed insulation is covered by pavement or by soil a minimum of 10 inches (254 mm) thick.

**RBC308.4.25 Section 701.1.** Add new exception as follows:

- 2. Delete ASHRAE/ESNA 90.1. Section 8. Power.

**RBC308.4.26 Section 802.2.** Add the following:

See Table 802.2(30) to complete the required values for Table 802.2(1), Table 802.2(2), Table 802.2(3) and Table 802.2(4).

**RBC308.4.27 Section 802.2.7.** Delete the third sentence and replace with the following:

For insulation being installed on the inside of a foundation wall, the insulation shall extend downward from the bottom of the slab or horizontally beneath the slab or a combination thereof for a minimum total distance of 48 inches (1,219.2 mm). For insulation being installed on the outside of the foundation, the insulation shall extend downward from the grade surface or horizontally beneath grade or a combination thereof for a minimum total distance of 48 inches (1,219.2 mm) provided all horizontally installed insulation is covered by pavement or by soil a minimum of 10 inches (254 mm) thick.

**RBC308.4.28 Section 803.2.1.1.** Delete.

**RBC308.4.29 Section 803.2.8.** Delete the first paragraph and replace with the following:

**803.2.8 Duct and plenum insulation and sealing.** All supply and return air ducts and plenums shall be insulated with a minimum of R-5 insulation when located in unconditioned spaces inside the building envelope and of R-8 insulation when located outside the building envelope. When located within a building envelope assembly, the duct or plenum shall be separated from the building

exterior or unconditioned or exempt spaces by a minimum of R-8 insulation. All supply air ducts located within a return air plenum shall be insulated with a minimum of R-4.2 insulation.

**RBC308.4.30 Section 803.3.1.1** Delete.

**RBC308.4.31 Section 803.3.3.2.** Delete the exception and replace with the following:

**Exceptions:**

1. Thermostats requiring manual changeover between heating and cooling modes.
2. Special occupancy or special usage conditions approved by the Building Official.

**RBC308.4.32 Section 803.3.3.3.2.** Add the following exception:

**Exception:** R-1 occupancies.

**RBC308.4.33 Section 803.3.3.4.** Delete and replace with exception to read as follows:

**Exception:** Exhaust systems serving Type I hoods.

**RBC308.4.34 Section 803.3.3.7.2.** Delete "15 °F (-9.4 °C)," and replace with "10 °F (-12.2 °C)," and delete "4 hours" and replace with "2 hours."

**RBC308.4.35 Section 803.3.3.7.4.** In the first sentence, delete "300,000 BTU/h (87,900 W)" and replace with "600,000 BTU/h (175,800 W)."

**RBC308.4.36 Section 803.3.6.** Retain the first paragraph, and delete remaining section.

**RBC308.4.37 Section 803.3.8.** Delete section and replace with the following:

**803.3.8 HVAC system completion.** Prior to the issuance of a Certificate of Occupancy, Sections 803.3.8.1 through 803.3.8.3 of the International Energy Conservation Code, 2003 Edition, shall be completed.

**RBC308.4.38 Section 804.3.** Delete section and replace with the following:

**804.3 Temperature controls.** The outlet temperature of lavatories in public facility restrooms shall be limited to 110 °F (43.3 °C).

## SECTION RBC309 - MANUFACTURED BUILDING CODE

**RBC309.1 SHORT TITLE.** This section will be known and cited as the Manufactured Building Code.

**RBC309.2 SCOPE.** This section shall regulate the installation, relocation, placement, additions, alterations, remodeling, and repairs of manufactured homes (HUD code units), factory built home (UBC/IRC code units) and factory built commercial buildings (UBC/IBC code units).

**Exception:** Construction trailers set for the sole purpose of sheltering construction management activity on a future or active construction site.

**RBC309.3 AUTHORITY.** The Building Official shall have the authority to declare the Jurisdiction a Participating Jurisdiction under the state of Colorado Manufactured Housing Installation Program.

**RBC309.4 PROHIBITED STRUCTURES.** Mobile homes and units manufactured prior to 1976 shall not be installed or relocated within the Jurisdiction.

### **RBC309.5 IDENTIFICATION.**

**RBC309.5.1 Manufactured Homes (HUD).** Each section of each home manufactured under the federal manufactured home construction and safety standard shall contain a label issued by the inspection agency. The label shall indicate that the manufacturer has certified that the home meets the applicable standards and that the construction process has been monitored by a third party inspection agency.

Manufactured homes bearing an approved HUD label shall be accepted in all localities as meeting the requirements of C.R.S. 24-32-701 which supersede the building codes of counties, municipalities and state agencies for the original installation only.

**RBC309.5.2 Factory-built Residential and Commercial Units.** Each factory built unit is constructed to the uniform series of codes or the International series of codes and the National Electrical Code. The unit shall bear an insignia issued by the state of Colorado Division of Housing. The insignia indicates that the manufacturer has certified that the unit is built in compliance with Colorado standards and that the construction process has been monitored by a third party inspection agency.

### **RBC309.6 PERMITS.**

**RBC309.6.1 Mobile Home Parks.** Manufactured homes certified by the U.S. Department of Housing and Urban Development (HUD certified manufactured home) located in a mobile home park as permitted by the Zoning Code of the Jurisdiction, as applicable, shall be issued permits by the Building Official, subject to the requirements of this Code. The permit

shall apply only to the HUD certified manufactured home for which it was obtained and shall not run with the land as a permitted use. Prior to the occupation of any HUD certified manufactured home in a mobile home park, the manufactured home shall be inspected by the Building Official and shall be in conformance with the requirements of this Code.

**RBC309.6.2 Private Land.** HUD certified manufactured homes, factory-built units as defined in C.R.S. 31-23-301(5)(a)(1), as amended, certified by the Division of Housing of the State of Colorado in accord with C.R.S. 24-32-703(3), as amended, and 8 CCR 1302-3 (Factory Built Housing Construction Certification Code of Colorado) may be located on private land as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures a building permit shall be issued by the Building Official, subject to the requirements of this Code.

**RBC309.6.3 Other Forms of Land.** Manufactured buildings may be located on any other form of land not addressed in Sections RBC309.6.1 or RBC309.6.2 of this Code as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures a building permit shall be issued by the Building Official, subject to the requirements of this Code.

### **RBC309.7 CONSTRUCTION DOCUMENTS.**

Construction documents shall be submitted for review and approval in accordance with Section RBC106 of this Code for all manufactured buildings prior to the issuance of permits.

### **RBC309.8 DESIGN.**

**RBC309.8.1 Manufactured Homes.** Each manufactured home (HUD) shall bear a data plate affixed in a permanent manner near the main electrical panel, master bedroom closet, laundry room or other readily accessible and visible location. The data plate shall contain the name of the manufacturer, the design/approval agency, factory-installed equipment and the wind, roof load, and thermal zones for which the unit was constructed.

Data plates of manufactured homes (HUD) installed in the state of Colorado shall indicate the following minimum design criteria:

WIND ZONE:	ZONE 1
THERMAL:	ZONE 3
ROOF LOADS:	MIDDLE (30 PSF)

No manufactured home (HUD) shall be installed if any criteria do not meet these minimum requirements.



Special snow load conditions: Homes installed in heavy snow fall areas shall comply with one of the following requirements:

1. The home shall be shown to have been constructed for the proven snow load;
2. The owner shall show proof of having an approved snow removal maintenance program;
3. A protective shelter built in accordance with the Building Code shall be provided over the home, not connected to the home.

**RBC309.8.2 Factory-Built Units.** Factory built units bearing a factory seal shall be accepted in all locations as meeting the requirements of C.R.S 24-32-701 as amended. Factory-built units shall meet the snow and wind load requirements for the specific home site.

## **RBC309.9 FOUNDATIONS AND SETS.**

**RBC309.9.1 Permanent Foundations.** A permanent foundation (permanent set) is a foundation system designed to support the unit and comply with all applicable provisions of the Building Code. This system shall be designed by a design professional licensed by the state of Colorado.

**RBC309.9.2 Non-permanent Foundations.** A non-permanent foundation (temporary set) is a foundation system designed to support the unit in accordance with the manufacturer's installation instructions or, if manufacturer's installation instructions are not available, NCSBCS/ ANSI A225.1-1994 shall be used.

**Exception.** Factory-built commercial buildings qualifying as a temporary building in accordance with Section RBC107 of this Code shall have a support layout design professional licensed by the state of Colorado. The foundation is not required to meet the frost depth requirements of the Building Code.

## **RBC309.10 INSTALLATIONS.**

### **RBC309.10.1 Unit Installations.**

**RBC309.10.1.1 Permanent Foundations.** All units placed on a permanent foundation shall comply with the requirements of this Code.

**RBC309.10.1.2 Non-Permanent Foundations.** Manufactured homes (HUD) placed on a non-permanent foundation shall be installed in accordance with the manufacturer's installation instructions. If instructions for used homes are not available, NCSBCS/ANSI A225.1-1994 shall be used.

### **RBC309.10.2 Systems.**

**RBC309.10.2.1 Electrical.** All electrical connections shall be compatible with the services provided. Any modifications shall be performed by

properly licensed persons and inspected prior to connection. All field installed electrical systems shall conform to the requirements of the Electrical Code.

**RBC309.10.2.2 Heating.** All field installed mechanical systems to include gas appliances and piping shall conform to the requirements of the Mechanical Code and the Fuel Gas Code.

**RBC309.10.2.3 Plumbing.** All field installed plumbing systems shall conform to the requirements of the Plumbing Code.

### **RBC309.10.3 Utilities.**

**RBC309.10.3.1 Utilities Connected.** All units shall be supplied with appropriate utilities including but not limited to gas, sewer, water and electrical.

**Exception:** Units used for storage only.

**RBC309.10.3.2 Public Utilities.** All units connected to a public utility shall conform to the requirements of the utility purveyor.

**RBC309.10.3.3 Private Utilities.** All units connected to private sewage disposal systems shall comply with the requirements of the El Paso County Health Department.

**RBC309.10.4 Drainage.** Site grading and drainage shall provide diversion of any surface water away from the unit and prevent water accumulation under the unit. The installation shall not pass inspection unless the unit is properly drained. The installation seal shall not be placed on the unit until the drainage is found to be acceptable.

**RBC309.11 INSPECTIONS.** Appropriate inspections shall be made in accordance with Section RBC109 of this Code.

## **RBC309.12 ADDITIONS AND MODIFICATIONS.**

**RBC309.12.1 Permanent Foundations.** Additions and modifications may be made to manufactured buildings in accordance with the Building Code when installed on permanent foundations.

**Exception:** No additions shall be made to a manufactured home (HUD) unless the addition is an approved manufactured system designed for the specific addition to the building, an independently supported structure meeting the requirements of the Residential Code or unless the entire building has been certified by a licensed design professional as meeting the requirements of the Residential Code.

**RBC309.12.2 Non-permanent Foundations.** Addition and modification made to any temporary buildings are not a part of the scope of this Code.

**RBC309.13 LOCATION ON PROPERTY.**

Manufactured homes and factory-built units placed on a permanent foundation shall be located in accordance with the applicable provisions of the Building Code and the Zoning Code of the Jurisdiction, as applicable.

**RBC309.13.1 Minimum Setback Requirements.**

Where property is not governed by zoning regulations or no specific setback requirements exist, the setbacks shall be as follows:

**RBC309.13.1.1 Manufactured Homes.**

1. Five (5) feet from the street, with no infringement into setback.
2. Twelve (12) feet from an adjacent home, with no infringement into setback.
3. Six (6) feet from property line.

Note: No infringement is permitted, except that open carports and patio covers in accordance with the Residential Building Code may extend to within two (2) feet of the property line.

**RBC309.13.1.2 Accessory Structures.**

1. Five (5) feet from side and rear property lines.
2. Twenty (20) feet from front property line.

**RBC309.14 CERTIFICATES OF OCCUPANCY.** No certificate of occupancy shall be issued for the installation of any manufactured building except for factory-built commercial units placed on a permanent foundation.

**RBC309.15 PLACEMENT OF INSTALLATION INSIGNIA.**

Upon completion of the installation of any residential manufactured building, an insignia shall be attached to the unit that certifies the installation. No permanent utilities shall be released to the unit prior to the installation of the insignia. Temporary utility connections are permitted for temporary construction purposes when pertinent testing has been completed.

## SECTION RBC310 - ELEVATOR AND ESCALATOR SAFETY CODE

**RBC310.1 SHORT TITLE.** This section will be known and cited as the Elevator and Escalator Safety Code.

**RBC310.2 SCOPE.** The Elevator and Escalator Safety Code shall regulate the design, construction, installation, operation, inspection, testing, maintenance, alteration, and repair of new and existing elevators, dumbwaiters, escalators, moving walks, material lifts, and dumbwaiters with automatic transfer devices.

**RBC310.3 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the Safety Code for Elevators and Escalators, ASME A17.1 - 2004 and all supplements thereto, and the Safety Code for Existing Elevators and Escalators, ASME A17.3 - 2002 and all supplements thereto, of the American Society of Mechanical Engineers, United Engineering Center, 345 East 47th Street, New York, New York, 10017. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours. The above Codes are being adopted as if set out at length.

**RBC310.4 ADDITIONS AND MODIFICATIONS.** The adopted Codes are subject to the following additions and modifications:

**RBC310.4.1 ASME A17.1-2004, Section 2.7.6. Machine Rooms and Spaces.** Delete "Elevator machine and" from the first sentence and add the following to the end of the paragraph: "Elevator machine rooms are permitted to be located in the hoistway or the pit."

**RBC310.4.2 ASME A17.1-2004; Section 5.8. Shipboard Elevators.** Delete.

**RBC310.4.3 ASME A17.1-2004; Section 5.9. Mine Elevators.** Delete.

**RBC310.4.4 ASME A17.1-2004; Section 5.10. Elevators Used for Construction.** Delete.

**RBC310.4.5 ASME A17.1-2004; Section 8.10.1.1.3.** Delete.

**RBC310.4.6 ASME A17.1-2004; Section 8.11.1.1. Persons Authorized to Make Periodic Inspections and Tests.** Delete.

**RBC310.4.7 ASME A17.1-2004, Section 8.11.1.1.2 Periodic Tests.**

Delete subsection (a).

Delete subsection (b) and replace with the following:

(b) The owner or the owners authorized agent shall have all of the tests required by Sections 8.11.2, 8.11.3, 8.11.4, and 8.11.5 conducted by a licensed elevator contractor. A written report shall be

provided to the Building Department within thirty (30) calendar days of such tests.

**Exception:** Escalators and Moving Walks shall have the Category 1 Periodic Test as per Appendix N Table N1 witnessed by the Building Department or its authorized agent.

**RBC310.4.8 ASME A17.1-2004, Section 8.11.1.3. Periodic Inspection and Test Frequency.**

The frequency of periodic inspections and tests shall be in accordance with Appendix N Table N1.

**RBC310.4.9 ASME A17.1-2004, Section 8.11.3.3. Periodic Test Requirements: Category 3.** Delete.

**RBC310.4.10 ASME A17.1 – 2004 Appendix N Table N1.** Delete the following items from this Table:

8.11.5.2. Private Residence Elevators

8.11.5.8. Shipboard Elevators

8.11.5.13. Elevators Used for Construction

**RBC310.4.11 ASME A17.3 – 2002, Section 2.2.2. Access to Machine Rooms and Machinery Spaces.** Delete and replace with the following:

**a. General Requirements.** A permanent, safe, and convenient means of access to elevator machine rooms and overhead machinery spaces shall be provided for authorized persons.

**b. Access Across Roofs.** Where passage over roofs is necessary to reach the means of access to machine rooms or machinery spaces, the following shall be provided:

(1) A stairway with a swing door and platform at the top level, conforming to the requirements of Subsection c. below, shall be provided from the top floor of the building to the roof level.

(2) Where the passage is over a sloping roof having a slope exceeding 3 units vertical in 12 units horizontal (25 percent), an unobstructed, permanent, and substantial walkway not less than 24 inches (609.6 mm) wide, equipped on at least one side with a handrail not less than 42 inches (1,066.8 mm) high, shall be provided from the building exit door at the roof level to the means of access to the machine room or machinery spaces. Railings shall conform to the requirements of ANSI A12.1

**c. Requirements for Means of Access.** The means of access to machine rooms, machinery

spaces and different floor levels in machine rooms, shall conform to the following.

(1) A permanent fixed noncombustible ladder or stair shall be provided where the floor of the machine room or the machinery space above or below the floor or roof from which the means of access leads, or where the distance between the machine room floor levels, is more than 8 inches (203.2 mm).

(2) A permanent noncombustible stair shall be provided where the floor of the machine room or the machinery space above or below the floor or roof from which the means of access leads, or where the distance between the machine room floor levels, is 36 inches (914.4 mm) or more. Vertical ladders with handgrips may be used in lieu of stairs for access from building floors or machine rooms to machinery spaces containing overhead sheaves, secondary and deflecting sheaves, governors and auxiliary equipment not including controllers and motor generators.

(3) Permanent fixed noncombustible ladders shall conform to the requirements of ANSI A14.3.

(4) Permanent noncombustible stairs shall have a minimum angle of 60 degrees from the horizontal, and shall be equipped with noncombustible handrails on all open sides.

(5) Permanent non combustible platform or floor shall be provided at the top of the stairs with noncombustible railings on each open side. The size of the platform shall be sufficient to permit the full swing of the door plus 24 inches (609.6 mm) from the top of the riser to the swing line of the door. The floor of the platform shall be at the level or not more than 8 inches (203.2 mm) below the level of the access-door sill. Where the door swings inward, the width of the platform shall be not less than 30 inches (762 mm), and the length not less than the width of the door.

(6) Handrails and railings shall conform to the requirements of ANSI A12.1.

**d. Access doors and openings.**

(1) Access doors to machine rooms and overhead machinery spaces shall:

(a) For machine rooms, be of a minimum width of 30 inches (762 mm) and a minimum height of 6 feet (1,828.8 mm); and for other spaces be of a minimum width and height of

30 inches (762 mm);

(b) Be self-closing and self-locking;

(c) Be provided with a spring-type lock arranged to permit the doors to be opened from the inside without a key;

(d) Be kept closed and locked.

(2) Doors are not required at openings in machine room floors for access to deflecting and secondary-sheave spaces provided the access opening is provided on all four sides with a railing not less than 42 inches (1,066.8 mm) in height, one side of which is arranged to slide or swing to provide access to the ladder or stairs leading to the secondary-sheave space. Trap doors, where provided, shall have railing or guard wings on all open sides.

(3) Access openings in elevator hoistway enclosures where complete bodily entry is not necessary for maintenance and inspection of components shall:

(a) Be of adequate size and located to permit the required maintenance and inspection;

(b) Be of maximum width and height of 24 inches (609.6 mm);

(c) Be provided with doors which shall be kept closed and locked.

(4) Keys to unlock the access doors to machine rooms shall be kept on the premises in a location readily accessible to authorized personnel, but not where they are accessible to the general public. The keys may be the same as those used for the pit access door. Keys to the elevator company's lock box shall be provided to the Building Department.

**e. Stop Switch in Overhead Machinery Space in the Hoistway.**

A stop switch conforming to the requirements of 2.26.2.7, shall be provided for each elevator in the overhead machinery space in the hoistway, adjacent to the lock jamb side of the door.

**RBC310.4.12 ASME A17.3 - 2002, Section 3.11.3.** Delete and Replace with the following:

**3.11.3.** Elevators in buildings having floors used for human occupancy located more than 75 feet (23 m) above the lowest level of fire department access shall conform with the requirements of ASME A17.1-1987 Rules 211.3a through 211.8. (As per Appendix C).

## SECTION RBC311 - EXISTING BUILDING CODE

**RBC311.1 SHORT TITLE.** This will be known and cited as the Existing Building Code.

**RBC311.2 SCOPE.** The Existing Building Code shall be permitted to apply to the repair, alteration, change of occupancy, and addition of existing buildings. A building or portion of a building that has not been previously occupied or used for its intended purpose shall comply with the provisions of the Building Code for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, and historic buildings complying with the provisions of the Commercial Building Code, the Mechanical Code, the Plumbing Code, and Residential Building Code as applicable shall be considered in compliance with the provisions of the Existing Building Code.

**RBC311.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Existing Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2003 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Existing Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 13, Construction Safeguards
3. Appendix B, Supplementary Accessibility Requirements for Existing Buildings and Facilities

**RBC311.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC311.4.1 Section 506.2.** Delete.

**RBC311.4.2 Section 507.3.** Delete.

**RBC311.4.3 Section 603.2.1, Exceptions 5 and 9.** Delete and replace with the following:

5. In Group B occupancies, the enclosure shall not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic sprinkler system or when the building does not exceed 3,000 square feet (279 m<sup>2</sup>) per floor.
9. In Group M occupancies, the enclosure shall

not be required for vertical openings not exceeding three stories when the building is protected throughout by an approved automatic sprinkler system or for openings connecting only two floor levels.

**RBC311.4.4 Section 605.3.1.1, Item 8.** Delete "5 square feet (4,645 cm<sup>2</sup>)" and replace with "4.5 square feet (4,181 cm<sup>2</sup>).

**RBC311.4.5 Section 605.4.4.** Delete "100" and replace with "50".

**RBC311.4.6 Section 605.6.** Delete "35 feet (10.7 m)" and replace with "20 feet (6.1 m)".

**RBC311.4.7 Section 605.6, Exception 3.** Delete "70 feet (21.4 m)" and replace with "50 feet (15.2 m)".

**RBC311.4.8 Section 802.1.** Add an item as follows:

10. Assembly Occupancies (as defined in Chapter 3 of the International Building Code, 2003 Edition) with more than 300 occupants in any one room.

**RBC311.4.9 Section 1005.10.** Add the following:  
or the floor area is less than 3,000 square feet (279 m<sup>2</sup>) or the building is protected throughout by an approved automatic sprinkler system.

**RBC311.4.10 Section 1201.2.** Insert the following date where requested: January 1, 1966.

**RBC311.4.11 Section 1201.4.1.** Delete and replace the first sentence with the following:

The owner shall have a structural analysis of the existing building made by a design professional licensed in the State of Colorado to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy.

**RBC311.4.12 Section 1201.6.** Delete and replace the first sentence with the following:

The evaluation process specified herein shall be performed by a design professional licensed in the State of Colorado and followed in its entirety to evaluate existing buildings.

**RBC311.4.13 Section 1201.6.12.1, Item 1.** Delete.



## SECTION RBC312 - ENUMERATION CODE

**RBC312.1 SHORT TITLE.** This section will be known and cited as the Enumeration Code.

**RBC312.2 DECLARATION OF INTENT, PURPOSE AND SCOPE.** The Jurisdiction declares that the intent and purpose of Section RBC312 of this Code is to protect and promote the health, safety, and general welfare of the people and their property, to provide for the continuing assignment of property addresses in a logical and orderly manner and to ensure the efficient, timely, and convenient delivery of services and goods, public or private, to the people and their property. To this end, therefore, this Section shall be applicable to the following:

1. All property including buildings and structures, that are now in existence or hereinafter constructed within the Jurisdiction;
2. All equipment within the Jurisdiction requiring separate utility service and not attached to an enumerated lot, building or structure already possessing an address.

**RBC312.3 AUTHORITY.** The Building Official shall have the authority to carry out the duties and responsibilities of Section RBC312 of this Code for all properties within the Jurisdiction.

**RBC312.3.1 Authority to Assign Numeric Address.** The Building Official shall have the authority to assign numeric addresses to property, including structures, in compliance with this section. In order to duly exercise this authority, the Building Official shall have the right to:

1. Enter upon any premises at any reasonable time for the purpose of making inspection of any premises necessary to determine the assignment of any numeric address;
2. Require site plans, building plans, listings of property owners, maps or any other information deemed necessary to determine the assignment of any numeric address;
3. Determine the approval or disapproval of any application requesting an assignment of or change to the assignment of a numeric address;
4. Determine the existence of a significant interest on the part of any person, organization, group, governmental entity, or agency that may request a change in the assignment of a numeric address for property not owned by that person, organization, group, governmental entity, or agency;
5. In designating a numeric address, determine the direction of a street;

6. Designate numeric addresses on final plats and replats prior to the recording of such plats with the El Paso County Clerk and Recorder's Office.

**RBC312.3.2 Authority to Require a Street.** The Building Official, in agreement with the applicable emergency services authority, as assigned by the Jurisdiction, shall have the authority to require a street and/or a street name when deemed necessary by the Building Official and the Jurisdiction to provide effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities and required inspections.

**RBC312.3.3 Authority to Disapprove Building Permit Issuance.** The Building Official shall have the authority to disapprove the issuance of a building permit until such time that all requirements of this Section are met.

**Exception.** The Building Official may issue a building permit prior to platting of property when waiver of such requirement has been approved in accordance with the Jurisdiction. The assigned numeric address for such property shall be assigned at time the building permit is issued and designated on the final plat or replat.

**RBC312.3.4 Authority to Issue Change.** The Building Official shall have the authority to issue official notice, including effective date, of an address change.

**RBC312.3.5 Authority to Adopt Rules of Procedure.** The Building Official shall have the authority to adopt such rules and regulations of procedure that are necessary to implement this Section.

**RBC312.3.6 Authority to Act.** The Building Official shall have the authority to determine or otherwise act upon the assignment of or a change to a numeric address, or any matter related thereto, which shall be deemed final agency action and not subject to further administrative review or appeal.

**RBC312.3.7 Authority to Require Fee.** In addition to any fees, the Building Official shall have the authority to require payment in advance of any cost associated with a change to or assignment of a numeric address, including the recording of any necessary documents.

**RBC312.3.8 Authority to Enforce.** The Building Official shall have the authority to require compliance with the requirements of Section RBC312 of this Code. It shall be the responsibility of the property owner(s) to meet or cause to be met all applicable requirements. Upon due notification of noncompliance

and failing to meet or cause to be met all applicable requirements, the property owner(s) shall be responsible for any and all incurred expenditures on the part of the Jurisdiction or any authorized agency in the enforcement of and compliance with applicable requirements.

#### **RBC312.4 GENERAL REGULATIONS FOR ASSIGNMENT OF NUMERIC ADDRESS.**

**RBC312.4.1 Reference Point.** Except for properties that have been historically distinguished by an independent numeric system prior to the adoption of this Section, unless determined by the Building Official that any duplication of numeric address constitutes a hazard to the public health, safety, or welfare, all numeric addresses for property within the Jurisdiction shall be determined by the intersection of Pikes Peak Avenue and Cascade Avenue located within the City of Colorado Springs, Colorado. At this reference point, all numeric addresses are the zero hundred block (00) series. From this reference point, all numeric addresses shall project in an outward direction. There shall be no more than one thousand (1000) numeric addresses assigned to any one (1) mile.

**RBC312.4.2 Frontage Interval of Standard Block.** The frontage interval of a standard block is five hundred-fifty (550) feet. This interval shall be used in determining where hundred block (00) series numbers will be changed from one hundred to the next higher or lower one hundred block series. The existence of an intersection shall generally require a new hundred block series for numeric addresses. Variation from the frontage interval of a standard block shall be allowed to standardize the numeric addresses of parallel blocks at the same distance from the reference point.

**RBC312.4.3 Numeric Address Interval of Lots.** Numeric addressing of property contained in any one hundred (100) block series shall be determined by the number of platted lots within that block; for example, but not by way of limitation, nine (9) lots equal numeric addresses in increments of ten (10), such as 2010, 2020, 2030, etc.; twelve (12) lots equal numeric addresses in increments of eight (8), such as 2008, 2016, 2024, etc.; fourteen (14) lots equal numeric addresses in increments of six (6), such as 2006, 2012, 2018, etc.

**RBC312.4.4 Determination of Even and Odd Numeric Addresses.** Odd numeric addresses shall be assigned to property located on the south or east side of a street. Even numeric addresses shall be assigned to property located on the north or west side of a street. Numeric addresses shall not be changed to opposite sides of the street regardless of the direction the street may take; for example, but not by way of limitation, on a west-east loop street, the even

numeric addresses shall be located on the west side of the west half of the loop street and on the east side of the east half of the loop street.

**RBC312.4.5 Determination of Direction of a Street.** A street shall be determined to be either an east-west street or a north-south street based upon the longest linear distance, in feet, of the major orientation of that street. For example, but not by way of limitation, a north-south street of many blocks in length may have a small portion of the street running in an east-west direction; this street shall be determined to be a north-south street.

**RBC312.4.6 Determination of Numeric Address.** Numeric addresses shall be assigned consecutively. When a determination of the direction of the street has been made, property shall be assigned a numeric address that is consistent with the hundred block series for all parallel blocks equidistant from the reference point. All property located on the same street shall be addressed in either a north-south block series or in an east-west block series; in no event shall there be a combining of the two block series.

**RBC312.4.7 Determination of Secondary Addresses.** The use of alphabetical or numeric suffixes, such as Suite A, B, C, or 1, 2, 3, etc., is permitted only when the whole numeric addresses are not available.

**RBC312.4.8 Determination of Approved Numeric Address.** The approved numeric address is that which is determined by the Building Official at the time of issuance of a building permit. Any numeric address assigned for any particular premises based upon a preliminary plat or development plan shall not be construed to be the approved numeric address and shall be subject to change, without prior notice, by the Building Official. Any numeric address designated for any particular premises based upon a final plat or replat that has been recommended for approval shall be subject to change, with notice to the El Paso County Clerk and Recorder's Office, by the Building Official when such a designated numeric address as it appears on the recorded final plat or replat does not conform to the approved numeric address as finally determined by the Building Official at the time of issuance of a building permit for that premises.

#### **RBC312.5 REGULATIONS FOR RESIDENTIAL USES.**

**RBC312.5.1 Detached Single-Unit Residential.** Except as hereinafter set forth, numeric addresses shall be assigned to any detached single-unit residential premises from the hundred block series of the street that abuts the premises.

**RBC312.5.2 Attached Multi-Unit Residential.** Numeric addresses shall be assigned to any multi-unit

residential premises based upon a review by the Building Official of the following facts:

1. Location of development, especially with regard to proximity and access to public streets;
2. Density of development;
3. Lotting pattern of development;
4. Internal access of development;
5. Layout and type of structures, especially with regard to orientation and the type and number of entrances;
6. Nature of ownership of the units;
7. Availability of numeric addresses that are assignable;
8. Any other factor(s) deemed relevant by the Building Official.

**RBC312.5.3 Mobile Home Park or Mobile Home Subdivision.** Numeric addresses may be assigned to properties in a mobile home park or a mobile home subdivision as outlined in Section RBC312.5.2 above.

**RBC312.5.4 Through Lots or Corner Lots.** Preliminary numeric addresses from both streets may be assigned to a through lot or corner lot. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of a through lot or corner lot shall be determined at the time of issuance of a building permit. This approved numeric address shall be determined as follows:

**RBC312.5.4.1 Detached Single-unit Residential Structure.** The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance into the structure.

**RBC312.5.4.2 Multi-unit Residential Structure** The numeric address(es) shall be assigned upon a review of the factors outlined in Section RBC312.5.2 of this Code.

**RBC312.5.4.3 Mobile Home Park or Mobile Home Subdivision.** The numeric addresses may be assigned upon a review of the factors outlined in Section RBC312.5.3 of this Code.

**RBC312.5.5 Alternative Numeric Assignment.** In the event that there can be no determination of a street that is clearly parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance(s) into a structure, a numeric address shall be assigned from the block series of the street that would most reasonably and readily be identified as the street upon which the structure fronts. Factors that may be

considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; layout of structures on the lot; design of the structure(s) with regard to entrance(s); lineal feet of principal structure facing each street.

## **RBC312.6 REGULATIONS FOR COMMERCIAL AND INDUSTRIAL USES.**

**RBC312.6.1 Detached Single-unit Commercial or Industrial Use.** Except as hereinafter set forth, numeric addresses shall be assigned to any detached single-unit commercial or industrial premises from the hundred block series of the street that abuts the premises.

**RBC312.6.2 Attached Multi-unit Commercial or Industrial Use.** Numeric addresses shall be assigned to multi-unit commercial or industrial premises in the following order of determination:

1. In the event that only one street abuts the premises, numeric addresses shall be assigned from the block series of that abutting street. This shall pertain to property containing any number of freestanding structures.
2. In the event that two streets abut the premises, numeric addresses shall be assigned based upon a review by the Building Official of the following facts:
  - 2.1. Location and lotting pattern of development;
  - 2.2. Access to development;
  - 2.3. Lineal feet of frontage of lot(s) on each street;
  - 2.4. Orientation of structure(s) and lineal feet of structural frontage;
  - 2.5. Any other factor(s) deemed relevant by the Building Official.

Numeric addresses shall be assigned for the potential maximum usage of the development. Unused numeric addresses shall be retained and reserved for future use. Secondary addresses may be required based on the availability of primary address numbers.

**RBC312.6.3 Corner Lots or Through Lots.** Preliminary numeric addresses from both streets may be assigned to corner or through lots. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of the property shall be determined at the time of issuance of a building permit.

The approved numeric address shall be determined as follows:

1. **Detached Single-unit Commercial or Industrial Structure.** The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the

structure that contains, regardless of angle, the main or commonly known front door, entrance into the structure. Should no street parallel the face, then the numeric address shall be assigned from the block series of the street that most reasonably and readily identifies the location and situation of that structure. Factors that may be considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; design of the structure(s), including orientation and entrance(s); lineal feet of structure facing each street.

- 2. Multi-unit Commercial or Industrial Use.** The numeric address(es) shall be assigned upon a review of the factors outlined in Section RBC312.6.2 of this Code.

### **RBC312.7 NUMERIC ADDRESS CHANGE.**

**RBC312.7.1 Procedure.** A request for a change of numeric address shall be submitted in writing to the Building Official. The applicant shall clearly state the specific reason for the change and shall submit any other information deemed necessary by the Building Official. No change of numeric address shall be granted by the Building Official unless or until the requirements of this section have been met.

**RBC312.7.2 Notification.** An official notice of assignment of numeric address shall be completed by the Building Official on any approved numeric address changes. This notice shall be sent to the property owner as well as other persons, organizations, groups, or governmental agencies that provide a public service to the property and that request such notice. The notice of assignment of numeric address shall be mailed or otherwise distributed within seven (7) calendar days of the change of numeric address. It shall be the responsibility of each person, organization, group, or governmental agency to alter or modify appropriate records. Any conflict or dispute regarding a numeric address change shall be referred for resolution to the Building Official.

**RBC312.7.3 Initiation of Request.** A request for a numeric address change may be submitted by a property owner or any other party with a determined significant interest, including, but not limited to, providers of emergency services or utilities, the United States Postal Service or the Building Official under any one of the following conditions:

1. Current numeric address is not in proper sequence.
2. Current numeric address is incorrect, confusing, or misleading.
3. Current numeric address is on the wrong side of the street.
4. Main, or commonly known front door, entrance does not face that street as named in the

address.

5. Realignment of a street or change in street pattern invalidates current numeric address.
6. New street intersection makes current numeric address incorrect, confusing, or misleading.
7. A change in street name or street designation makes current numeric address incorrect.
8. The correct numeric address is not being used.
9. A numeric address has not been assigned.
10. Any other justification in furtherance of the purpose and intent of this section or any other pertinent ordinance, regulation or rule pertaining to property addressing.

**RBC312.7.4 Reassignment of Address and Street Name.** A request for a numeric address change may also necessitate a corresponding change in the street name that will be used as part of a premises' address for, but not limited to, corner or through lots. In such cases, the Building Official, in agreement with the applicable emergency services authority, as assigned by the Jurisdiction, shall have the authority to concurrently approve a reassigned street name upon determination that a numeric address change is appropriate. When such a numeric address change and street name reassignment is approved, the Building Official shall issue official notice, including effective date, of both the numeric change and street name reassignment.

**RBC312.8 NUMERIC ADDRESS REQUIRED ON PLATS.** The Building Official shall designate assigned numeric addresses in a legible manner on final plats and replats. All corner lots or through lots shall be designated at the discretion of the Building Official.

**RBC312.9 TEMPORARY POSTING OF NUMERIC ADDRESS.** In order to ensure the timely and effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities provision and required inspections, it shall be the responsibility of that person, company, firm, business, agency, or corporation in whose name the building permit is issued to ensure the temporary posting of the approved numeric address. Such temporary posting of this address shall occur prior to the making of any required inspection. Such a numeric address posting shall be of any material that is weather resistant, shall be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure, and shall be maintained until such time as the approved numeric address is permanently displayed.

**RBC312.10 REPORTING OF SECONDARY ADDRESSES.** The reporting of any secondary address is required for any unit, but not by way of limitation, in a multi-unit residential, commercial, office, or industrial structure, or any combination thereof, or a space or lot in a mobile home park as follows:



1. Upon any change to a secondary address in existence at the time of this requirement, or:
2. Upon the assignment of any secondary address for any such unit constructed subsequent to this requirement, or:
3. Upon determination by the Building Official that there exists a hazard to the public health, safety, or welfare. It shall be unlawful to fail to meet this requirement within fifteen (15) calendar days of such change, assignment or determination. Such reporting shall be made to the Department of Public Utilities, Meter Reading Division, in writing and shall include, for any change, the original identifier and the new identifier. The Building Official may require the submittal to the Department of Public Utilities, Meter Reading Division, of a floor plan for each floor of the structure upon which shall be designated a sub-numeric and/or letter identifier for each unit of the floor.

**RBC312.11 ADDRESS NUMBERS ON BUILDINGS.**

**RBC312.11.1 Placement and Location.** The property owner(s) shall cause approved numeric addresses to be placed on all new and existing structures, including single-unit and multi-unit residential structures, in such a location and position as to be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure.

**RBC312.11.2 Minimum Dimensions.** Except as hereinafter set forth, such approved numeric addresses shall be represented by numbers that are a minimum of five (5) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least one hundred (100) feet from the structure.

**RBC312.11.2.1 Pre-Existing Numeric Addresses.** Numeric addresses that do not conform with regards to size that lawfully existed upon a single-unit or multi-unit residential structure at the time this dimensional requirement became effective may be continued in use.

**Exceptions:**

1. When a determination is made by the Building Official that the requirements of this Section are not met; that is, the approved numeric address is not plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure or is not plainly visible and legible from a distance of at least one hundred (100) feet from the structure; or
2. When a building permit for any purpose whatsoever is issued for a single-unit or multi-unit residential structure with such a nonconforming as to size numeric address; or

3. When a determination is made by any enforcement officer that a change in use, either in whole or in part, has occurred in a single-unit or multi-unit residential structure such that the use of such structure is no longer exclusively residential.

**RBC312.11.2.2 Minimum Dimensions for Commercial Tenants.** Any area occupied by tenants of a mall or shopping center, the main entrance to which is from the inside of the mall or shopping center, or any area used for other than single-unit or multi-unit residential occupancy that abuts a public courtyard or other public space shall be identified by numbers that are a minimum of four (4) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least fifty (50) feet from the main entrance to the area.

**RBC312.11.2.3 Posting of Numeric at a Private Drive or Easement.** If access to a premises is provided by a private drive or easement; or if a structure or portion of a structure is obscured by another structure or other feature, either natural or manmade; or a premises is located on the interior of a lot or block, then the numeric address shall, in addition to meeting the requirements of this Section, be posted in a permanent manner and forever maintained at a location in the nearby vicinity of the intersection of the private driveway or easement with a public street, or at a location such that the numbers are plainly visible and legible and the existence of the premises or structure is reasonably indicated. The numbers shall be on a sign that is attached to a ground stake that does not exceed thirty (30) inches in height or shall be on a portion of a permanent structure designed and used to house the mail box. Numbers painted or stenciled on a curb shall not serve to meet this requirement.

**RBC312.11.3 Visibility.** Such approved numeric addresses shall be represented by numbers that are contrasting in color with their background, face the street named in the address and are plain block numerals.

**RBC312.11.4 Prohibited Placement.** Such approved numeric addresses shall not, in any event, be represented by numbers that are affixed to any tree or obscured by vegetation or any other feature, natural or manmade.

**RBC312.11.5 Responsibility.** It shall be the responsibility of the property owner(s) to meet or cause to be met all of the requirements of this section. All numbers shall be forever maintained in such a manner as to comply with the requirements of this section.



**RBC312.11.6 Change of Address.** A numeric address change shall be requested and may be approved by the Building Official in accordance with Section RBC312.7 of this Code. It shall be the responsibility of the property owner(s) to ensure that within fifteen (15) calendar days of the official notice of determination of numeric address as issued by the Building Official, the approved numeric address is posted in accordance with the requirements of Section RBC312.11 of this Code.

**RBC312.11.7 Altering, Defacing or Removing a Numeric Address.** It shall be unlawful for any person to alter, deface or remove any number placed on any premises in accordance with the requirements of Section RBC312 of this Code, except for repair or replacement of such number. Upon notice, actual or otherwise, repair or replacement of any number shall be completed within a twenty-four (24) -hour time period.

## SECTION RBC313 - FLOODPLAIN CODE

**RBC313.1 SHORT TITLE.** This section will be known and cited as the Floodplain Code.

**RBC313.2 STATUTORY AUTHORIZATION.** The Legislature of the state of Colorado has delegated in Sections 31-23-301, 30-28-111 and 30-28-115(1), Colorado Revised Statutes, the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the adopting jurisdiction does ordain as set out in this section.

### **RBC313.3 LEGISLATIVE DECLARATION.**

**RBC313.3.1** The flood hazard areas of the Pikes Peak region are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which could adversely affect the public health, safety and general welfare.

**RBC313.3.2** These flood losses could be caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

**RBC313.3.3** It is in the interest of the public health, safety and welfare to designate a floodplain management program which provides for the protection of identified floodways as well as flood fringe areas, all of which have been established through the base flood elevation maps which have been submitted to the Jurisdiction by FEMA.

**RBC313.4 STATEMENT OF PURPOSE.** It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard;
7. To insure that potential buyers are notified that the property is in an area of special flood hazard; and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

**RBC313.5 METHODS OF REDUCING FLOOD LOSSES.** In order to accomplish these purposes, this section includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers that help accommodate or channel floodwaters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage;
5. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
6. Prohibiting any development in regulatory floodway if any increase in flood levels during the base flood discharge would result.

**RBC313.6 DEFINITIONS.** Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application.

**ALLUVIAL FAN FLOODING.** Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and, unpredictable flow paths.

**APPEAL.** A request for a review of the Floodplain Administrator's interpretation of any provisions of this section or a request for a variance, or for a review of the Review Board's interpretation of any of the provisions of this part or a request for a variance.

**APPURTENANT STRUCTURE.** A structure which is on the same parcel of property as the principle structure to be insured, and the use of it is incidental to the use of the principle structure.

**AREA OF SHALLOW FLOODING.** A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one (1) percent or greater chance of flooding to an average depth of one to three (1-3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where the velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**AREA OF SPECIAL FLOOD HAZARD.** Land in a floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year.

The area may be designated as Zone A on the FIRM. After detailed ratemaking has been completed in the preparation for publication of the flood insurance rate map, Zone A usually is redefined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH or AR/A. For purposes of Section RBC313, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

**AREA OF SPECIAL HAZARD.** Land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year.

**ATTENDANT FACILITIES.** HVAC duct work, HVAC units, water heater, boiler, AC compressors, electrical breaker panels and meters, and any other such devices and connections required for habitable and sanitary use of the structure. It does not include the main underground stub to the property for electrical, sewer, water, gas, etc.

**BASE FLOOD.** A flood having a one (1) percent chance of being equaled or exceeded in any given year.

**BASEMENT.** Any area of the building having its floor subgrade (below ground level) on all sides.

**BREAKAWAY WALL.** A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

**BUILDABLE LOT.** The area of land required in coordination with all applicable codes adopted by the Jurisdiction that enables the construction of a building, access and all utilities for habitability.

**CHANGE OF USE.** When a current structure changes use per the Building Code and is required to meet all current building codes for the new use including being brought into compliance of current floodplain ordinances.

**CLOMR.** Conditional Letter of Map Revision processed through FEMA

**COMPENSATORY STORAGE.** The providing of equal or greater amount of storage to compensate for that which was destroyed.

**CRITICAL FACILITIES.** Facilities required for the safety and/or continued occupation of the public as a whole. Examples of these facilities are as follows but not limited to hospitals, fire stations, police stations, jails, water treatment plants, wastewater treatment plants, gas / electric utility facilities, fall out and Red Cross shelters, schools, etc.

**CRITICAL FEATURE.** An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

**DEVELOPMENT.** Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials located within the area of special flood hazard.

**DEVELOPMENT PERMIT.** The permit issued by the Floodplain Administrator before a development occurs within any area of special flood hazard.

**ELEVATED BUILDING.** For insurance purposes, a building without a basement which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

**EXISTING CONSTRUCTION or EXISTING STRUCTURE.** For the purpose of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM, or before January 1, 1975 for FIRMs effective before that date.

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the floodplain management regulations adopted by the community.

**EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FEMA.** The Federal Emergency Management Agency.

**FLOOD or FLOODING.** A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

**100-YEAR FLOOD.** A flood event having a one (1) percent chance of occurring in any given year.

**500-YEAR FLOOD.** A flood event having a zero point two (0.2) percent chance of occurring in any given year.

**FLOOD FRINGE.** Areas denoted on the floodway map that are adjacent to the floodway and within the 100-year floodplain.

**FLOOD INSURANCE RATE MAP (FIRM).** The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY (FIS).** The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood boundary-floodway map and the water surface elevation of the base flood.

**FLOOD PROOFING.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. The floodway is deemed an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential.

**FREEBOARD.** A factor of safety usually expressed in feet above the flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effects of urbanization of the watershed.

**GOVERNING BODY.** A board of township trustees, city council, or board of county commissioners as determined and elected by the Jurisdiction.

**LEEVE.** A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to provide protection from flooding.

**LEEVE SYSTEM.** A flood protection system, which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**LOMR.** Letter of Map Revision processed through FEMA

**LOMR-F.** Letter of Map Revision based on fill processed

through FEMA.

**LOWEST FLOOR.** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered as a building's lowest floor, provided that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section RBC313.18 of this Code.

**MANUFACTURED HOME.** A structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. For purposes of these regulations, manufactured home also includes recreational vehicles or travel trailers placed on a site for more than six (6) months.

**MANUFACTURED HOME PARK or SUBDIVISION.** A parcel of land divided into two or more manufactured home lots for rent or sale.

**MEAN SEA LEVEL.** The National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**NEW CONSTRUCTION.** Structures for which the 'start of construction' commences on or after the effective date of initial floodplain management regulations adopted by the community; and is applicable to subsequent improvements to such structures.

**RECREATIONAL VEHICLE.** A vehicle which is built on a single chassis; four hundred (400) square feet or less when measured at the largest horizontal projections; designed to be self-propelled or towed by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REGULATORY FLOODWAY.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

**REVIEW BOARD.** The Drainage Board of the Jurisdiction, as applicable or the Board of Review as determined by the Jurisdiction.

**START OF CONSTRUCTION.** the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation. For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of a structure or any part thereof on its piling or foundation. For

manufactured homes, "start of construction" means the date of placement of the manufactured home to its permanent site.

**STRUCTURE.** A walled and roofed building, including gas or liquid storage tank, that is principally above ground, as well as a manufactured home. This term also applies to any construction of building which may impede the flow of water, including but not limited to: above-ground pipelines, swimming pools, fences, tennis courts and satellite dishes.

**SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** A repair, reconstruction or improvement of a structure, the cost of which cumulatively from the date of original certificate of occupancy, equals or exceeds fifty percent (50%) of the market value of the structure either:

1. Before the improvement or repair is started; or
2. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions; or
2. Any alteration of a structure listed on the National Register of Historic Places or the state Inventory of Historic Places.

**VARIANCE.** A grant of relief from the requirements of this section, which permits construction in a manner that would otherwise be prohibited by this section.

**VIOLATION.** A failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this Code is presumed to be in violation until such documentation is provided.

**WATER SURFACE ELEVATION.** The height in relation to the National Geodetic Vertical Datum (NGVD) or 1929 or other datum (where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

**RBC313.7 APPLICATION.** This section shall apply to all areas of special flood hazard within the Jurisdiction.

**RBC313.8 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.** The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "The Flood Insurance Study El Paso County, Colorado and Incorporated Areas" with accompanying Flood Insurance Rate Maps and any amendments, is adopted by reference and declared to be a part of this section. The Flood Insurance Study is part of this section.

**RBC313.9 COMPLIANCE.** No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this section and other applicable regulations.

**RBC313.10 PENALTIES FOR NONCOMPLIANCE.** Refer to local jurisdictions penalties for noncompliance as stated within jurisdiction ordinances or regulations.

**RBC313.11 ABROGATION AND GREATER RESTRICTIONS.** This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where Section RBC313 of this Code and any other ordinance, regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**RBC313.12 INTERPRETATION.** In the interpretation and application of this section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and,
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

**RBC313.13 WARNING OF DISCLAIMER OF LIABILITY.** The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section shall not create liability on the part of any local jurisdiction, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder.

**RBC313.14 ESTABLISHMENT OF DEVELOPMENT PERMIT.** A floodplain development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section RBC313.8 of this Code.

**RBC313.14.1** The permit shall expire at the end of twelve (12) months from the date of issuance.



Application for a floodplain development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to:

1. Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question;
2. Existing or proposed structures, fill, storage of materials, drainage facilities
3. The location and control of the foregoing.

**RBC313.14.2** Specifically, the following information is required and is to be certified by a professional engineer or architect licensed by the state of Colorado. (Elevations may be certified by a professional surveyor licensed by the state of Colorado.):

1. Elevation in relation to mean sea level or the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which any structure has been flood proofed;
3. Evidence that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section RBC313.20.2 of this Code; and,
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

**RBC313.14.3** If the proposed development activity is located within an identified regulatory floodway, a certification by a Colorado registered professional engineer that the proposed development will result in no rise in the base flood elevation, or satisfies the requirements of Section RBC313.20 of this Code.

**RBC313.15 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.** The Floodplain Administrator is appointed to administer and implement Section RBC313 of this Code by granting or denying development permit applications in accordance with its provisions.

**RBC313.16 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.** Duties of the Floodplain Administrator shall include, but not be limited to the following.

**RBC313.16.1 Permit Review.**

1. Review all development permits to determine that the permit requirements of this section have been satisfied;
2. Review all development permits to determine if the proposed development is located in the flood fringe. If located in the flood fringe, ensure that the provisions of Section RBC313.20 of this Code are met.
3. Review all development permits to determine if the proposed development is located in the

floodway. If located in the floodway, ensure that the encroachment provisions of Section RBC313.20.1 of this Code are met.

**RBC313.16.2 Use of Other Flood Data.** When base flood elevation data has not been provided in accord with Section RBC313.8 of this Code, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in order to administer Sections RBC313.19.1 and RBC313.19.2 of this Code.

**RBC313.16.3 Obtain and Maintain Information.**

1. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures;
2. For all new or substantially improved flood proofed structures:
  - 2.1. Verify and record the actual elevation (in relation to mean sea level), and
  - 2.2. Maintain the flood proofing certifications required in Section RBC313.14.1.3 of this Code;
3. Maintain for public inspection all records pertaining to the provisions of this section.

**RBC313.16.4 Alteration of Watercourses.**

1. Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;
2. Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

**RBC313.16.5 Interpretation of Flood Boundaries.** Make interpretations where needed as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section RBC313.17 of this Code.

**RBC313.16.6 Rules and Regulations.** The Flood Plain Administrator is empowered to make such rules and regulations and to establish such criteria and methodologies as are necessary and consistent with the requirements for sound flood plain management pursuant to the guidelines and regulations promulgated by FEMA.

## **RBC313.17 VARIANCE PROCEDURE.**

**RBC313.17.1 Appeal Board.** Prior to presentation to the governing body, the Review Board shall hear the appeal for variance and make recommendations to the governing body.

1. The governing body and Review Board shall only approve and recommend variances if all the provisions of Section RBC313.17 of this Code are met.
2. The governing body shall hear and decide appeals to a decision from the Floodplain Administrator and requests for variances from the requirements of the section.
3. The governing body may review any requirements, decisions, or determinations made by the Floodplain Administrator in the enforcement or administration of this section.
4. The decision of the governing body may be appealed pursuant to Rule 106 of the Colorado Rules of Civil Procedure. The applicant shall pay the cost of preparing a transcript of the record by a certified court reporter, or other qualified individual, at the time such transcript is requested.
5. In passing upon such applications, the governing body shall consider all technical evaluations, all relevant factors, standards specified in other sections of the section, and:
  - 5.1. The danger that materials may be swept onto other lands to the injury of others;
  - 5.2. The danger to life and property due to flooding or erosion damage;
  - 5.3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - 5.4. The importance of the services provided by the proposed facility to the community;
  - 5.5. The necessity to the facility of a waterfront location, where applicable;
  - 5.6. The availability of alternate locations for the proposed use, which are not subject to flooding or erosion damage;
  - 5.7. The compatibility of the proposed use with existing and anticipated development;
  - 5.8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - 5.9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - 5.10. The expected heights, velocity, duration, rate of use, and sediment transport of the flood waters and the effects of wave

action, if applicable, and expected at the site; and

- 5.11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
6. Upon consideration of the factors listed in Section RBC313.17.1, Item 5 of this Code, the governing body may attach such conditions to the granting of variances as it deems necessary to further the purposes of this section.
7. The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

## **RBC313.17.2 Conditions for Variances.**

1. Development permits may be issued by the Floodplain Administrator for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or part of the local Historic Preservation District or a locally designated historic landmark, without regard to the procedures set forth in the remainder of this subsection. Infill of vacant lots within the Historic Preservation District may be issued variances provided that the provisions of this subsection are met.
2. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
4. Variances shall only be issued upon:
  - 4.1. A showing of good and sufficient cause;
  - 4.2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
  - 4.3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public as identified in Section RBC313.17.1.5 of this Code, or conflict with existing local laws or ordinances.
5. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest

floor elevation.

**RBC313.18 GENERAL STANDARDS.** In all areas of special flood hazards, the following standards are required:

**RBC313.18.1 Base Flood Elevations.** If base flood elevation data has not been provided per Section RBC313.8 of this Code, this data is required to be established and provided by a professional engineer or architect licensed by the state of Colorado.

**RBC313.18.2 Anchoring.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure, as required by Section 1612 and Appendix G of the International Building Code, 2003 Edition.

**RBC313.18.3 Construction Materials and Methods.**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, as required by Section 1612 and Appendix G of the International Building Code, 2003 Edition.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage, as required by Section 1612 and Appendix G of the International Building Code, 2003 Edition.
3. All new mechanical and utility equipment shall be designed and/or elevated to prevent water from entering or accumulating in components, as required by Section 1612 and Appendix G of the International Building Code, 2003 Edition.
4. All new construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a professional engineer or architect licensed by the state of Colorado, or must meet or exceed the minimum criteria as required by Section 1612 and Appendix G of the International Building Code, 2003 Edition.

**RBC313.18.4 Utilities.**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration into the systems and discharge from the systems into flood waters; and,
3. On-site waste disposal systems shall be located to

avoid impairment to them or contamination from them during flooding.

**RBC313.18.5 Subdivision Proposals.**

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
4. FEMA approved base flood elevation data and 100-year floodplain boundaries shall be provided and shown on plat, for subdivision proposals and other proposed developments that contain at least fifty lots or five (5) acres, whichever is less.
5. All buildable lots less than two and one half (2½) acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract, and require that the owner maintain the tract. Buildable lots two and one half (2½) acres and larger, are required to have the 100-year floodplain contained in a drainage easement dedicated by plat in the name of the governing body with the restrictions of "No Build" and "No Storage of any Materials".
6. If subdivision proposals are located within three hundred (300) feet of a Zone A floodplain, FEMA approved base flood elevations and boundaries are required to be determined and shown on plat, or provide a Floodplain Certification Letter by a professional engineer or architect licensed by the state of Colorado, stating that " Based on field verified characteristics of the property (TOPO, etc.), the property is reasonably safe from flooding and to the best of the engineers knowledge if the 100-year floodplain were studied it would not enter the property in question".

**RBC313.18.6** Prohibit all activities in a Special Flood Hazard Area that may be hazardous to public health and water quality; activities include but are not limited to septic systems, landfills, disabled vehicles, etc.

**RBC313.18.7** All fill placed within the 100-year floodplain must be properly designed and compacted to ninety-five percent (95%) (ASTM D-698 equivalent or higher standard) with appropriate protection from erosion and scour. If other than ASTM D-698 is used, it must be certified by a professional engineer licensed by the state of Colorado.

**RBC313.19 SPECIFIC STANDARDS.** In all areas of special flood hazard where base flood elevation data

has been provided as set forth in Section RBC313.18 of this Code, basis for establishing the Areas of Special Flood Hazard; the following provisions are required:

**RBC313.19.1 Residential Construction.** New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated one (1) foot or more above base flood elevation.

**RBC313.19.2 Nonresidential Construction.** New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated to one (1) foot or more above the level of the base flood elevation; together with attendant utility and sanitary facilities, or shall:

1. Be dry flood proofed as required by the Building Code to a point of one (1) foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a professional engineer or architect licensed by the state of Colorado, verifying the standards of this subsection are satisfied after construction is complete and prior to the Certificate of Occupancy being issued. Such certifications shall be provided to the Floodplain Administrator as set forth in Section RBC313.16.3 of this Code.

**RBC313.19.3** Conversions to habitable space shall be classified as new construction and shall be constructed to meet the floodplain, building and any other relevant codes at the time of conversion.

**RBC313.19.4 Openings in Enclosures below the Lowest Floor.**

1. Crawlspace are prohibited in residential construction below the base flood elevation.
2. For all other new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or must meet or exceed the following criteria:
3. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

4. The bottom of all openings shall be no higher than one foot above grade;
5. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

**RBC313.19.5 Manufactured Homes.**

1. Manufactured homes shall be anchored in accordance with Section RBC313.18.2 of this Code and installed in accordance with FEMA 85 (Manufactured Home Installation in Flood Hazard Areas).
2. All manufactured homes or those to be substantially improved shall conform to the following requirements:
  - 2.1. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, A, AO, AH, and AE on the community's FIRM on sites.
    - 2.1.1. Outside of a manufactured home park or subdivision,
    - 2.1.2. In a new manufactured home park or subdivision,
    - 2.1.3. In an expansion to an existing manufactured home park or subdivision, or,
    - 2.1.4. In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.
  - 2.2. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph 2.1 of this section be elevated so that either
    - 2.2.1. The lowest floor of the manufactured home is elevated one (1) foot above the base flood elevation, or
    - 2.2.2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement



**RBC313.19.6 Recreational Vehicles.** A recreational vehicle shall meet the permit requirements and elevation and anchoring requirements of this Code unless:

1. It is on the site for fewer than six (6) months; and
2. It is fully licensed and ready for highway use; or
3. If the above two conditions are not met, it will meet the requirements of Section RBC313.19.5 of this Code.

**RBC313.19.7** New critical facilities are prohibited within the 100-year floodplain unless they are elevated or flood proofed one (1) foot or more above the 100-year flood elevation.

**RBC313.20 FLOODWAYS.** Located within areas of special flood hazard established in Section RBC313.8 of this Code are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential, the following provisions apply:

**RBC313.20.1** Prohibited encroachments, including fill, and other development unless certification by a professional engineer or architect licensed by the state of Colorado is provided demonstrating that encroachments shall not result in any increase in 100-year flood height, 100-year flood discharge or 100-year floodplain width.

**RBC313.20.2** All substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections RBC313.18 through RBC313.21 of this Code.

**RBC313.20.3** Prohibit the placement of any mobile homes except in an existing mobile home park or existing mobile home subdivision.

**RBC313.20.4** When a proposed floodway improvement will cause an increase in the base flood elevation (BFE), the following conditions must be met as a condition of approval:

1. No existing insurable structure(s) shall be located in the impacted area unless the applicant has an enforceable agreement with the owner of the structure(s) to purchase the structure(s) for the purpose of razing or removing same. Applicant shall produce proof of ownership prior to issuance of a floodplain permit.
2. No existing structure(s) located outside the present designated 100-year floodplain area shall be placed inside the 100-year floodplain as a result of the proposed floodway development, unless the applicant shows proof of razing or removing same.
3. The applicant shall demonstrate that all reasonable and practicable engineering

alternatives that would not result in a rise in the base flood elevation have been considered and determined to be impractical.

4. The project must demonstrate a net reduction in flood loss potential and/or result in a net public benefit to the community as a whole.
5. A written statement from each owner of property impacted by the proposed development shall be submitted, stating the potential impacts on the property, acceptance of those impacts by the property owner, and that the property owner agrees to hold the governing body and the Federal Emergency Management Agency harmless for any future flood losses attributable in whole or in part to the increased flooding.
6. Applicant shall provide documentation of individual notice to all impacted property owners, explaining the impact of the proposed action on their property. Documentation shall include, as a minimum, evidence of service by certified mail, return receipt requested, or written evidence of service by sheriff or other process server. When deemed necessary by the governing body, the applicant may be required to execute indemnification agreements by which the governing body, Federal Emergency Management Agency, or individual property owners are held harmless for any future flood losses attributable in whole or in part to the increased flooding.
7. All impacted governmental agencies must be notified of the proposed increase and given an opportunity to comment.
8. The applicant shall apply for and receive a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency prior to issuance of a floodplain development permit. The applicant shall provide written acceptance of all conditions placed on the project by Federal Emergency Management Agency. A financial guarantee may be required to ensure completion of all proposed improvements.
9. No building shall be occupied for its intended use until all conditions have been met and the applicant has obtained a final Letter of Map Revision (LOMR) from the Federal Emergency Management Agency.
10. The applicant shall provide written assurance that any altered watercourse shall be maintained as appropriate.

**RBC313.21 FLOOD FRINGE.** Located within areas of flood hazard established in Section RBC313.8 of this Code are areas identified as flood fringe areas. Since flood fringe areas are important to floodplain management for the reason that they provide natural storage of floodwaters, control drainage patterns, and are an integral part of the floodplain system, the



following provisions, in addition to any other applicable requirements of this section, shall apply:

**RBC313.21.1** Provide that all new construction and substantial improvements are elevated on adequately anchored pilings or columns, and securely anchored to such piles or columns so that the lowest floor, together with attendant utility and sanitary facilities, (excluding the pilings or columns) is elevated to one (1) foot or more above the base flood level;

**RBC313.21.2** A professional engineer licensed by the state of Colorado shall certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand the velocity of floodwaters prior to issuance of a Certificate of Occupancy;

**RBC313.21.3** Provide that all new construction and substantial improvements have the space below the

lowest floor free of obstructions, or are constructed with breakaway walls intended to collapse under stress without jeopardizing the structural support of the structure so that the impact on the structure is minimized. Such temporary enclosed space shall not be used for human habitation or storage;

**RBC313.21.4** Prohibit all new construction and substantial improvements of residential structures unless the lowest floor (including basement) together with attendant facilities are elevated one (1) foot or more above the base flood level; and,

**RBC313.21.5** Prohibit all new construction and substantial improvements of nonresidential structures, unless the lowest floor (including basement) together with attendant facilities, elevated or dry flood proofed one (1) foot or more above the base flood level.

## SECTION RBC314 - SWIMMING POOLS

**RBC314.1 SCOPE.** Swimming pools shall be regulated in accordance with the provisions of this section.

See Appendix C for modifications to this section by the County of El Paso.

### **RBC314.2 DEFINITION.**

**Swimming Pool.** Any structure intended for swimming, recreational bathing or wading that contains water over twenty-four (24) inches deep having a surface area of more than one hundred (100) square feet. This includes, but is not limited to in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

### **RBC314.3 APPLICABILITY OF REGULATIONS.**

The requirements of this section shall apply to all swimming pools within the jurisdiction, whether publicly or privately owned.

### **RBC314.4 ENFORCEMENT AND ADOPTION OF REGULATIONS.**

The Building Department shall have the duty to enforce Section RBC314 of this Code, and the Building Official or the Building Official's authorized representative, upon a proper showing of credentials, shall have the right to enter any building or premises in which or upon which a swimming pool is located in order to inspect any swimming pool with regard to these provisions.

In order to carry out the provisions of this section, the Building Official is authorized to issue to any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, an order to abate the nuisance involved. The order shall be served in writing upon the party responsible for the operation of the swimming pool, and shall require the person to abate the nuisance within a reasonable time as specified in the notice. Should the Building Official determine that the operation of the swimming pool is an imminent threat to the welfare and safety of the citizens of the Jurisdiction, the Building Official may order the swimming pool to be drained immediately. Should the person responsible for the operation of the swimming pool not comply with such an order, the Building Official shall cause the nuisance to be abated, and the expense of such abatement shall be collected from the person who created, continued, or suffered such a nuisance to exist. Any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, or who fails to obey an order of the Building Official to abate the nuisance involved, or who refuses to permit the Building Official to abate the nuisance involved, or who refuses to permit the Building Official or the Building Official's authorized representative to inspect the swimming pool, shall be guilty of a misdemeanor.

The Building Official may adopt any rules and regulations necessary for the proper administration and enforcement of Section RBC314 of this Code.

**RBC314.5 SAFETY EQUIPMENT.** Except as hereinafter stated, all swimming pools regulated by Section RBC314 of this Code shall be equipped with not less than one lightweight reaching pole of not less than twelve (12) feet in length, and not less than one life ring fifteen (15) inches in diameter with a line of three sixteenths (3/16) inch diameter rope attached of length equal to or exceeding the width of the pool. The reaching pole and the life ring shall be kept in a conspicuous place readily available to persons in the pool area.

Every swimming pool shall have the telephone numbers of the Fire, Police or any other appropriate emergency response service for that community posted in a prominent location in case of emergency.

### **RBC314.6 ENCLOSURES; FENCES REQUIRED.**

Except as hereinafter stated, every outdoor swimming pool regulated by Section RBC314 of this Code shall be completely enclosed by a fence or a wall not less than five (5) feet in height. Such fences or walls shall contain no openings, holes or gaps, except those equipped with gates or doors, larger than four (4) inches in a horizontal direction. Any openings, holes or gaps larger than four (4) inches, shall be equipped with doors or gates not less than five (5) feet in height. Such gates and doors shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping, such doors or gates securely closed at all times when not in actual use, such latching device to be attached to the upper part of the gate or door not less than four (4) feet above the bottom of the gate or door.

The enclosure around one- and two-family residential pools may be around the perimeter of the pool or the whole perimeter of the property or any part thereof. Enclosure around any other pool shall be around the pool area that shall include the pool, the pool deck and any appurtenant sunbathing area. The enclosure around one or more of the sides of the pool may include a building or other permanent structure; provided, however, that any access to the pool through such building or structure shall be equipped as hereinabove required.

The enclosure height requirements of this section shall not apply to any outdoor swimming pool enclosed by a wall or fence not less than four (4) feet in height existing on the date of final approval of this section. The self-closing and self-latching devices required on doors by this section shall not apply to any door which is part of the enclosure around the pool, which door is also the entrance to a single dwelling unit or

recreational building of an apartment complex or motel.

**RBC314.7 VARIANCES.** The owner of any swimming pool may request a variance from the requirements of Section RBC314.6 of this Code by submitting to the Building Official a written application for such variance, setting forth a description of such pool and an alternate safeguard system by which entry into the swimming pool may be restricted or prevented. The Building Official may approve such alternate safeguard system upon finding that both of the following conditions exist:

1. That physical conditions of the premises would make the erection of a fence or a wall impractical; and
2. The proposed alternate safeguard system would accomplish the intent of the requirements of Section RBC314.6 of this Code.

**RBC314.8 PUBLIC NUISANCE DECLARED.** Any swimming pool not in compliance with this Section shall be and is hereby declared to be a public nuisance.

## APPENDIX A: HISTORY OF CODE ADOPTION

This history is intended to list the codes covering the primary disciplines. Other model codes adopted but not listed herein include but are not limited to the UCBC, the IEBC, the Sign Code and the Elevator and Escalator Safety Code.

<b>PPRBC</b>	<b>Building Code</b>	<b>Electrical Code</b>	<b>Mechanical Code</b>	<b>Plumbing Code</b>	<b>Energy Code</b>
<b>2005</b>	2003 IBC/IRC <sup>a</sup>	2005 NEC <sup>b</sup>	2003 IMC/IFGC	2000 UPC	2003 IECC <sup>d</sup>
<b>1999</b>	1997 UBC	1999/2002 NEC <sup>b</sup>	1997 UMC	1997 UPC	1992 MEC
<b>1994</b>	1991 UBC	1993 NEC	1991 UMC	1991 UPC	1992 MEC
<b>1991</b>	1988 UBC	1990 NEC	1988 UMC	1988 UPC	1989 MEC
<b>1987</b>	1985 UBC	1987 NEC	1985 UMC	1985 UPC	1986 MEC
<b>1984</b>	1982 UBC	1984 NEC	1982 UMC	1982 UPC	1977 CME
<b>1980</b>	1979 UBC	1980 NEC	1979 UMC	1979 UPC <sup>c</sup>	1977 CME
<b>1978</b>	1976 UBC	1978 NEC	1976 UMC	1976 UPC <sup>c</sup>	1977 CME
<b>1975</b>	1973 UBC	1975 NEC	1973 UMC	1973 UPC <sup>c</sup>	
<b>1972</b>	1970 UBC	1971 NEC	1970 UMC	1970 UPC <sup>c</sup>	
<b>1969</b>	1967 UBC	1968 NEC	1967 UMC	TPC – CO <sup>c</sup>	
<b>1968</b>	1967 UBC	1965 NEC		TPC – CO	
<b>1966</b>	1964 UBC	1965 NEC			

### Footnotes:

- a. Partial adoption. Only the Building portions (Chapters 2 through 10) of the IRC are adopted.
- b. The 1999 Edition of the PPRBC did not adopt a specific version of the National Electrical Code, but instead adopted the Electrical Code currently adopted by the State of Colorado Electrical Board along with all revisions, modifications and exceptions thereto made by such Board. Therefore, as of 1999, the adoption of the Electrical Code does not follow the scheduled adoption of the PPRBC.
- c. Also adopted in these years, was the 1969 Edition of the ASME Boiler and Pressure Vessel Code.
- d. Adopted in September, 2003, by the City of Colorado Springs and the County of El Paso only, was the 2000 edition of the International Energy Conservation Code, as amended.

### Abbreviations:

ASME:	American Society of Mechanical Engineers	MEC:	Model Energy Code
CME:	Colorado Model Energy Efficiency Construction and Renovation Standards for Non-Residential Building	NEC:	National Electrical Code
IBC:	International Building Code	PPRBC:	Pikes Peak Regional Building Code
IEBC:	International Existing Building Code	TPC – CO:	The Technical Plumbing Code of the State of Colorado
IECC:	International Energy Conservation Code	UBC:	Uniform Building Code
IFGC:	International Fuel Gas Code	UCBC:	Uniform Code for Building Conservation
IMC:	International Mechanical Code	UMC:	Uniform Mechanical Code
IRC:	International Residential Code for one- and two- family dwellings	UPC:	Uniform Plumbing Code

## APPENDIX B: FEE SCHEDULE

### PIKES PEAK REGIONAL BUILDING DEPARTMENT 2005 BUILDING PERMIT FEE SCHEDULE

Pursuant to Section RBC108.2 of the 2005 Pikes Peak Regional Building Code, the following represents the fee schedule adopted by the participating jurisdictions at the time of code adoption. This schedule is provided for information purposes only and is not to be construed as the legally adopted fee schedule. Please consult the Pikes Peak Regional Building Department for the most currently adopted fee schedule for each Jurisdiction.

**NEW COMMERCIAL CONSTRUCTION AND ALTERATION, AND RESIDENTIAL ALTERATION, TABLE A:** This permit fee table shall apply as follows:

For all new construction, alterations, additions, conversions, and repairs to any building or structure other than one- or two-family dwellings; fees include building inspections only.

For alterations, additions, conversions and repairs to one- and two-family dwellings; fees include plumbing, electrical, heating, and building inspections.

<b>TABLE A</b>	
<b>VALUATION</b>	<b>FEE</b>
\$1 to \$500	\$50.00
\$501 to \$2,000	\$50.00 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$80.00 for the first \$2,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$265.00 for the first \$25,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$415.00 for the first \$50,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$628.00 for the first \$100,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$1,968.00 for the first \$500,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000 and more	\$3,468.00 for the first \$1,000,000 plus \$3.00 for each additional \$1,000 or fraction thereof.



**NEW ONE- AND TWO-FAMILY DWELLINGS, TABLE B:** Fees include plumbing, electrical, heating, and building inspections.

<b>TABLE B</b> Permit Fees for New One- and Two-Family Dwellings	
<b>Building Area (square feet)*</b>	<b>Permit Fee</b>
up to 1,000	\$ 230.00
1,000 to 1,200	\$ 255.00
1,201 to 1,400	\$ 292.00
1,401 to 1,600	\$ 315.00
1,601 to 1,800	\$ 340.00
1,801 to 2,000	\$ 365.00
over 2,000	\$ 365.00 for the first 2,000 square feet plus \$ 4.25 for each additional 100 square feet or fraction thereof
* Includes the entire usable area of the building, including basement, cellar, garage, etc.	

**ELECTRICAL, MECHANICAL AND PLUMBING PERMIT FEES, TABLE C:**

<b>TABLE C</b>	
<b>VALUATION</b>	<b>PERMIT FEE</b>
\$100.00 to 500.00	\$50.00
\$501.00 to 2,000.00	\$50.00 for the first \$500 plus \$5.50 for each additional \$100 or fraction thereof, up to and including \$2,000.
\$2,001.00 to 5,000.00	\$132.50 for the first \$2,000 plus \$1.45 for each additional \$100 or fraction thereof, up to and including \$5,000.
\$5,001.00 to 50,000.00	\$176.00 for the first \$5,000 plus \$6.75 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,001.00 and more	\$480.00 for the first \$50,000 plus \$ 4.50 for each additional \$1,000 or fraction thereof.
<b>INDIVIDUAL ITEM MECHANICAL PERMIT FEES</b>	
Gas Log Installation	\$ 30.00
Water Heater Installation or Replacement	\$ 30.00
New Residential Air Conditioning System (includes electrical inspection)	\$ 75.00
Furnace or boiler replacement	\$ 45.00
Air Conditioning Condensing Unit Replacement (includes electrical inspection)	\$ 55.00

**FLOODPLAIN AND ENUMERATION FEES, TABLE D:**

<b>TABLE D</b>	
<b>FLOODPLAIN PERMIT</b>	
<b>SQUARE FEET OF DISTURBED AREA</b>	<b>PERMIT FEE</b>
UP TO 1,500	\$50.00
1,500 TO 5,000	\$150.00
5,000 TO 15,000	\$300.00
OVER 15,000	\$500.00
<b>INDIVIDUAL ITEM FEES</b>	
Floodplain review, tracking, and inspection services	\$50.00/Hour
Determination of property location in 100-year floodplain	\$25.00
Address Determination or Verification	\$25.00

**OTHER FEES, TABLE E:**

<b>TABLE E</b>		
A.	Wrecking Permit Fee	\$ 30.00
B.	Moving Permit Fee  <b>Exception:</b> The fee for moving a building without moving on a public thoroughfare shall be covered by an alteration permit. Wrecking and moving permit fees do not include the services of any other governmental agency.	\$ 30.00
C.	Sign Permit Fee (Base Fee)	\$ 30.00
	Sign Inspections beyond the first inspection	\$ 25.00
D.	Mobile Home Permit	\$ 210.00
	Mobile Home State insignia, as issued by the State of Colorado, Division of Housing	Equal to the cost of the insignia
E.	Residential Compliance Inspection: Complete Inspection (Inspection by Building, Electrical, HVAC and Plumbing Inspectors. Includes written report)	\$ 200.00
	Each Individual Inspection with report	\$ 50.00
F.	Inspection outside of normal business hours (Minimum charge two hours)	\$ 100.00/Hour
G.	Inspections, Consultations, additional plan review required by changes, additions or revisions to plans, records search or other Services for which no fee is specifically indicated.	\$ 50.00/Hour
H.	Plan Examination Fee:  (There shall be a \$50.00 handling fee for each use of a "Master Plan" for single-family dwellings.)	25% of Permit Fee
I.	Elevator Permit Fee: The fee for a permit to operate any elevator equipment governed by Section 1.1 of the Safety Code for Elevators and Escalators	\$150.00
J.	Escalator Permit Fee: The fee for a permit to operate any escalator equipment governed by Section 1.1 of the Safety Code for Elevators and Escalators	\$300.00
K.	Temporary Certificate of Occupancy (for other than one- or two-family dwellings)	\$ 50.00
L.	Duplicate Copy of Certificate of Occupancy for existing buildings	\$ 10.00
M.	Address Determination or Verification	\$25.00
N.	Request for Address change (Payment to be submitted with request)	\$ 50.00

O.	Application for Variance	\$50.00
P.	<p>Investigation Fee: Work without a Permit.</p> <p><b>Investigation.</b> Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.</p> <p><b>Fee.</b> An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to twice the amount of the permit fee that would be required by this Code if a permit were issued. The payment of such an investigation fee shall not exempt any person from compliance with any provisions of this Code nor from any prescribed by law.</p>	Equal to two times the Permit Fee
Q.	<p>Re-inspection Fees:</p> <p>A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is requested is not complete, when corrections required by a previous inspection have not been made, or when an additional inspection is required for alterations made after completion of initial inspection.</p> <p>This is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of requesting inspections before the job is ready for such an inspection or re-inspection.</p> <p>Re-inspection fees may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.</p> <p>In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until such fees have been paid.</p>	\$50.00

## **APPENDIX C: COUNTY OF EL PASO RESOLUTION**

(to be inserted once the Resolution has been adopted)

## **APPENDIX D: CITY OF COLORADO SPRINGS ORDINANCE**

(to be inserted once the Ordinance has been adopted)



## **APPENDIX E: CITY OF FOUNTAIN ORDINANCE**

(to be inserted once the Ordinance has been adopted)

## **APPENDIX F: CITY OF MANITOU SPRINGS ORDINANCE**

(to be inserted once the Ordinance has been adopted)

**APPENDIX G: TOWN OF GREEN MOUNTAIN FALLS ORDINANCE**

(to be inserted once the Ordinance has been adopted)

## **APPENDIX H: TOWN OF MONUMENT ORDINANCE**

(to be inserted once the Ordinance has been adopted)

## **APPENDIX I: TOWN OF PALMER LAKE ORDINANCE**

(to be inserted once the Ordinance has been adopted)



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