

**HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO: 08-10**

A RESOLUTION FOR ALTERING AND AMENDING HUERFANO COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION 05-10 PERTAINING TO BUILDING CONSTRUCTION FOR ALL UNINCORPORATED AREAS OF HUERFANO COUNTY, COLORADO.

WHEREAS, the City of Walsenburg, the town of La Veta, and the Huerfano County Board of County Commissioners have entered into an intergovernmental agreement, and created a Regional Building Authority with the intent to adopt as nearly identical building codes as possible and,

WHEREAS, the Huerfano County Regional Building Authority have reviewed and recommend the 2006 editions of the International Building Code “IBC”, International Residential Code “IRC”, International Mechanical code “IMC” and the International Energy Conservation Code “IECC”, all published by the International Code Council, Inc. 500 New jersey Avenue, NW, 6th floor, Washington, DC 20001-2070 and,

WHEREAS, pursuant to C.R.S. § 30-28-201 the Huerfano County Board of County Commissioners of Huerfano County, Colorado by Resolution 86-12 adopted Uniformed Codes on April 16, 1986 and, amended the Uniformed Codes by Resolution 05-10 on June 29, 2005 and,

WHEREAS, pursuant to C.R.S. § 30-28-204 the Huerfano County Board of County Commissioners desire to amend said codes, and a public hearing was held on May 28, 2008 after being publicized in the Huerfano World on May 8, 2008.

NOW THEREFORE, BE IT RESOLVED, by the Huerfano County Board of County Commissioners, for the County of Huerfano, State of Colorado that the amended code shall be known as the Huerfano County Building Code and that the following Codes adopted within resolution 05-10 are hear by rescinded in their entirety: The 2003 edition of the International Building Code, the 2003 edition of the International Residential Building Code, and the 2003 edition of the International Existing Building Code.

BE IT FURTHER RESOLVED, the following codes are adopted by reference, with the additions, insertions, attachments, deletions and changes prescribed in exhibit “A” all to have the same force and effect as if set forth herein in every particular, for the purpose of protecting the public health, safety and general welfare:

International Building Code “IBC” 2006 edition, including appendix chapters A, B, C, & F;
International Residential Code “IRC” 2006 edition, including appendix chapters F, G, & M;
International Mechanical Code “IMC” 2006 edition, including appendix chapter A;
International Energy Conservation Code “IECC” 2006 edition

EXHIBIT A

1. Conflict Between Codes

In the event there shall be a conflict between the provision of the Huerfano County Building Code and The Huerfano County Land Development Guide, section 11.02.03 of the Land Development Guide shall prevail.

2. Savings Clause

If any part, section, subsection, sentence, clause or phrase of this Resolution or of the code adopted hereby is for any reason held to be invalid, such decision shall not affect the validity of the remaining sections of this Resolution or of the referenced code in any part, section, subsection, sentence, clause or phrase thereof; and the Huerfano County Board of County Commissioners hereby declares that it would have passed this Resolution and adopted said code in each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

3. References in other Resolutions

All references to the building codes in the various Resolutions of Huerfano County, or to the Huerfano County Land Development Guide, or in any other Huerfano County code whatsoever, shall be interpreted to refer to the Huerfano County Building Code as amended and adopted by this Resolution.

4. Repeal

Any or all resolutions or parts of resolutions of Huerfano County, Colorado, in conflict or inconsistent herewith are hereby repealed, provided however, that the repeal of any resolution or parts of resolutions of Huerfano County shall not revive any other section of any resolution or resolutions here before repealed or superseded.

5. Matters Not Affected by Repeal

The repeal of resolutions and parts of resolutions of a permanent or general nature shall not affect any offense committed or act done, any penalty or forfeiture incurred, or any contracts right or obligation, established prior to the time when said resolution and parts of resolutions are repealed.

6. Amendments / Deletions

References in all Codes to electrical requirements; change to read: All installation and repairs must comply with the adopted Rules and Regulations of the Colorado State Electrical Board, pursuant to C.R.S. § 12-34-104 (2) (a).

References in all Codes to plumbing and fuel gas requirements; change to read: All installation and repairs must comply with the State of Colorado Model Plumbing and Fuel Gas Code of Standards, determined by the Colorado State Examining Board of Plumbers.

References in all Codes to Building Official; change to read: Huerfano County Code Enforcement Officer.

IBC, IRC, IMC & IECC 101.1 Title. *Change to read:* These Regulations shall be known as the Huerfano County Building Code, hereinafter referred to as “the code”.

IBC 105.1.1 Annual Permit. *Delete:*

IBC 105.2 Work exempt from permit. *Add; #14.* Structures for the sole use of domestic animal husbandry that is no more than 600 square feet, having dirt floors, open on one-side, and within compliance of all Huerfano County zoning requirements.

IBC & IRC 106.1 Submittal documents. *Add;*

- 106.1.4 Applications.** An application for building permits shall be made to the County Building Inspector on forms provided by Huerfano County.
- 106.1.5 Sanitation.** Pursuant to C.R.S. §25-10-112 (1) and section 11.05 of the Huerfano County Land Development Guide the applicant must show proof of an approved sanitation system.
- 106.1.6 Right to develop.** Applicant must show proof of property ownership. If the applicant is different than the property owner, they must have written authorization to act as the owner’s agent. Proof of ownership must include a complete property description, unless otherwise approved by the building inspector.
- 106.1.7 Exterior elevations.** Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.
- 106.1.8 Foundation plan.** Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan.
- 106.1.9 Floor plan.** Show all floors including basements. Show all rooms, with their use. Overall dimensions and location of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, area of

refuge, occupancy separations; fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

106.1.10 Framing plan. Show all structural and non-structural members, their size, methods and details of attachment, connections, location and materials for floor, roof, and wall section. When required by this code show all fire rated assemblies and fire resistant penetrations.

IBC & IRC 106.2 Site Plan. *Change to read;* The site plan shall include the following items:

1. In all zoning districts (with the exception of agricultural) a site improvement survey, seal by a Colorado Registered Land Surveyor is required in addition to items two through ten.
2. A legible sheet or map, drawn to an appropriate scale, as accepted by the Building Inspector, showing the location, height and approximate dimensions or envelope location of each existing and proposed structure, and the uses to be contained within the existing and/or proposed structures.
3. The existing and proposed building setbacks and the building area with reference to property lines, highway, street or road rights-of-way, watercourses, and other natural and historic features of the site.
4. The location, size, number of spaces and surfacing of any existing or proposed parking and loading areas.
5. The location of any existing and proposed roads, streets, footpaths, traffic devices, and driveways.
6. The location, if any, and pertinent characteristics of any existing or proposed signs, lighting fixtures, and landscaping.
7. The location of any easements on the property.
8. The anticipated location of all water, sewage disposal, electrical, telephone, and other utilities.
9. All finished grading and storm water runoff.
10. A vicinity map locating the proposed site in relationship to the surrounding area within 500 feet of the boundaries.

IBC & IRC 107.1 Temporary Structures. *Change to read:* Permits for temporary structures and temporary uses shall be issued in accordance with section 3.12 of the Huerfano County Land Development Guide.

IMC 106.5.3 Fee refunds. *Delete #2 & #3*

IBC & IRC 108.2 and IMC 106.5.2 Schedule of Permit Fees. *Change to read;* On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with attachment II of this code. Fee schedules are established by the Huerfano County Board of County Commissioners, and are subject to change by resolution.

IBC & IRC 108.3 Building Permit valuations. *Change to read;* Building valuation will be set in accordance with Attachment I of this code. Building valuations are established by the Huerfano County Board of County Commissioners, and are subject to change by Resolution.

IBC & IRC 108.4 Work Commencing before permit issuance. *Change to read;* Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, the Building Inspector shall make a special investigation. If the Building Inspector finds a permit may be issued for such work, the person who commenced work before obtaining the necessary permits shall be subject to 100 percent of the usual permit fee in addition to the required permit fees. If the Building Inspector finds a permit may not be issued for such work, the County Attorney will take action pursuant to C.R.S. § 30-28-209 and C.R.S. § 30-28-210 in addition to other remedies provided by law.

IBC & IRC 108.6 Fee Refunds. *Change to read;* The Building Official shall not authorize refunding of any building permit fee, except upon written request by the property owner within 30 days of the day the permit was issued.

IRC 301.2 Climatic and geographic design criteria. *Add the following criteria to Table R301.2 (1)*

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHER	FROST LINE DEPTH	TERMITE	DECAY				
See Attachment 3	90 / 100 MPH Exposures: B&C	"B / C"	Severe	See Attachment 4	Moderate to Heavy	Slight	0° F	See Section 1612.3 amended	Walsenburg 495 Rye 1150	Walsenburg 51.3° F Rye 46.6° F

*Note: The Average temperature for January 25 is 39° F. Therefore, ice shield under-layment is not required

IRC 312.2 Guard opening limitations. *Add exception #3:* Openings in guards at floor level of exterior decks where snow accumulations are likely are permitted to be of such a size that a six inch sphere cannot pass through.

IRC 3611.1 General ICF construction. *Change the last sentence to read:* When ACI 318 or the provisions of this section are used to design insulation concrete form walls, project drawings, typical details and specification are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the Colorado State law, Huerfano County Regulations, or the Huerfano County Code Enforcement Officer.

7. **Public Welfare Statement**

This resolution is deemed by the Board of County Commissioners for Huerfano County to be in the best interest of the public health, safety, morals, and general welfare and the safety, protection, and sanitation of such dwellings, buildings and structures as affected thereby.

THIS RESOLUTION WAS INTRODUCED, READ, AND ADOPTED ON THIS _____ DAY OF _____ 2008,

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

By _____
Roger A. Cain, Chair

Scott D. King, Commissioner

By _____
County Clerk and Recorder and
Ex-Officio Clerk to said Board

Art S. Bobian, Commissioner