

RESOLUTION NO. 40, SERIES OF 2008

**A RESOLUTION ADOPTING THE INTERNATIONAL BUILDING CODE,  
INTERNATIONAL RESIDENTIAL CODE AND INTERNATIONAL ENERGY  
CONSERVATION CODE, 2006 EDITIONS AS THE BUILDING CODE OF FREMONT  
COUNTY, EFFECTIVE JULY 1, 2008**

WHEREAS, the Board of Commissioners for Fremont County, pursuant to §30-28-201, C.R.S., is authorized to adopt a building code for the unincorporated portions of Fremont County; and

WHEREAS, the Building Official for Fremont County has recommended adoption of the 2006 International Building Code, the 2006 International Residential Code and the 2006 International Energy Conservation Code; and

WHEREAS, the 2003 International Building Code and the 2003 International Residential Code are currently in effect for Fremont County and the Board agrees that a newer code should be adopted to govern building standards for Fremont County; and

WHEREAS, the Building Official for Fremont County has made recommendations for certain amendments, additions and deletions to the 2006 International Building Code, the 2006 International Residential Code and the 2006 International Energy Conservation Code, attached hereto as Exhibits A and B; and incorporated herein by reference; and

WHEREAS, a public hearing was held before the Board of County Commissioners of Fremont County on June 9, 2008, after notice of same was published in a newspaper of general circulation in the county at least fourteen days prior to said hearing; and

WHEREAS, the Board of County Commissioners finds that such Building Code should be adopted and enforced in the unincorporated area of Fremont County that being all of Fremont County that are not embraced within the limits of any incorporated city or town; and

WHEREAS, the Board of County Commissioners for Fremont County hereby finds that the provisions of the 2006 edition of the International Building Code, the 2006 edition of the International Residential Code and the 2006 edition of the International Energy Conservation Code, together with the amendments, additions and deletions to the same, attached hereto as exhibits A and B take into consideration the public health, safety, morals and general welfare; and the safety, protection and sanitation of dwellings, buildings and structures within the county.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Fremont County that the 2006 edition of the International Building Code, the 2006 edition of the International Residential Code and the 2006 edition of the International Energy Conservation Code, together with the amendments, additions and deletions to the 2006 International Building

Code, the 2006 International Residential Code and the 2006 International Energy Conservation Code, attached hereto as Exhibits A and B are hereby adopted and approved to be the official building codes for the unincorporated areas of Fremont County.

BE IT FURTHER RESOLVED that the 2003 International Building Code and the 2003 International Residential Code presently in effect for Fremont County is hereby repealed and shall have no further binding effect in Fremont County as of the effective date of this Resolution.

BE IT FINALLY RESOLVED that the 2006 International Building Code, the 2006 International Residential Code and the 2006 International Energy Conservation Code, together with those amendments, additions and deletions set forth in Exhibits A and B attached hereto, shall become effective the FIRST DAY OF JULY, 2008, and shall remain in full force and effect thereafter, except as may be modified from time to time by formal action of the Board of Commissioners for Fremont County.

Commissioner           Norden           moved the adoption of the foregoing Resolution with a second by Commissioner           Stiehl           .

Commissioner Stiehl	<input checked="" type="checkbox"/>	NAY	ABSTAIN	ABSENT
Commissioner Lasha	<input checked="" type="checkbox"/>	NAY	ABSTAIN	ABSENT
Commissioner Norden	<input checked="" type="checkbox"/>	NAY	ABSTAIN	ABSENT

The Resolution was declared to be duly adopted.

Date:                   June 9, 2008                  

                  Larry Lasha                    
Chairman

Attest:                   Norma Hatfield                    
Clerk



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# BUILDING CODE OF FREMONT COUNTY, COLORADO

**ADOPTED JUNE 9<sup>TH</sup>, 2008, BY RESOLUTION # 40, SERIES OF 2008**

<b>Amendment:</b>	<b>Resolution Number:</b>	<b>Regarding:</b>	<b>Effective Date:</b>	<b>Reception Number:</b>
1 <sup>st</sup>	# 26, Series of 2010	IRC Chapter # 23	May 1 <sup>st</sup> , 2010	873893
2 <sup>nd</sup>	# 18, Series of 2011	IRC Appendix E	May 1 <sup>st</sup> , 2011	884554
3 <sup>rd</sup>	# 23, Series of 2012	IRC Sections 106.1.4 & 106.1.5	January 1 <sup>st</sup> , 2013	898119
4 <sup>th</sup>	#37, Series of 2014	IBC Section 116	January 1, 2015	923663

## EXHIBIT A

### I. TITLE, AUTHORITY & TEXT OF BUILDING CODE

The *International Building Code*, 2006 Edition, hereinafter to be known as the Building Code of Fremont County, is adopted pursuant to the authority granted at C.R.S. 30-28-201. The text of the Building Code of Fremont County shall consist of the *International Building Code*, the *International Residential Code* and the *International Energy Conservation Code*, 2006 Editions, published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, Illinois 60478-5795; including the specifically adopted chapters of the Appendix to said codes and together with the errata sheets accompanying said *International Building Code*, *International Residential Code* and *International Energy Conservation Code* (all of which is hereinafter referred to as “The Building Code of Fremont County”) all to have the same force and effect as if set forth herein in every particular, for commercial, industrial, residential and accessory structures construction, alteration, movement, enlargement, replacement, repair, use and occupancy, removal and demolition within the entire unincorporated portion of Fremont County, Colorado and providing for the issuance of building permits and inspections except as said *International Building Code*, *International Residential Code* and *International Energy Conservation Code* are modified by Section III hereunder, which exceptions will also constitute the text of the Building Code of Fremont County.

### II. REPEAL

The previously adopted Resolution No. 61, Series of 2003 is hereby repealed in its entirety.

### III. AMENDMENTS, ADDITIONS & DELETIONS

#### A) *International Building Code*

Section 101.1 is hereby amended to read as follows:

**101.1 Title.** These regulations shall be known as *The Building Code of Fremont County, Colorado*, hereinafter referred to as “this code”.

Section 101.4 and subsections 101.4.1 through 101.4.7 are hereby deleted in their entirety and the following section and subsections are substituted therefor:

**101.4 Referenced codes.** The other codes listed in sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.1 Electrical.** All provisions of this code which reference the *International Electrical Code* shall be interpreted as a reference to the corresponding provision in the versions or editions of the electrical code that is currently adopted and enforced by the Colorado State Electrical Board, including any subsequent versions which may be adopted by the State of Colorado after the date of this resolution.

**101.4.2 Plumbing and fuel gas.** All provisions of this code which reference the *International Plumbing Code* or the *International Fuel Gas Code* shall be interpreted as a reference to the corresponding provision in the versions or editions of the plumbing and/or gas code that are currently adopted and enforced by the Colorado State Board of Examining Plumbers, including any subsequent versions which may be adopted by the State of Colorado after the date of this resolution.

**101.4.3 Mechanical.** Provisions of the *International Mechanical Code* which cross over to this code and specific provisions of this code which reference mechanical installations shall be enforced as provided in this code.

**101.4.4 Individual sewage disposal systems.** All individual sewage disposal system installations and repairs shall comply with the provisions of the *Individual Sewage Disposal System Regulations* adopted by resolution of the Fremont County Board of County Commissioners in Resolution 31, Series of 1995, and all subsequent amendments, reenactments or revisions of the same.

**101.4.5 Property maintenance.** All land use regulations governing Fremont County shall be as set forth in the *Fremont County Zoning Resolution*, as amended. All provisions of this code which reference the *International Property Maintenance Code* shall be interpreted as a reference to the corresponding provisions set forth in the *Fremont County Zoning Resolution*, as amended. In the event that there shall be a conflict between this code and the *Fremont County Zoning Resolution*, the *Fremont County Zoning Resolution* shall prevail and shall supersede the provisions of this code.

**101.4.6 Fire prevention.** All provisions of this code which reference the *International Fire Code* shall be interpreted as a reference to the corresponding provision in the fire prevention/protection code adopted and enforced by the fire protection jurisdiction having authority.

**101.4.7 Energy.** The provisions of the *International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.8 Areas prone to flooding.** All development in areas prone to flooding shall comply with the *Fremont County Flood Damage Prevention Regulations* as adopted by Resolution of the Fremont County Board of County Commissioners in Resolution No. 43, Series of 2007 and all subsequent amendments, reenactments or revisions of the same. In any case where there is a conflict between the provisions of this code and the provisions of the *Fremont County Flood Damage Prevention Regulations*, the *Fremont County Flood Damage Prevention Regulations* shall prevail and shall supersede the provisions of this code

Section 103 and subsections 103.1 through 103.3 are hereby deleted in their entirety and the following section and subsections are substituted therefor:

**SECTION 103**  
**DEPARTMENT OF BUILDING SAFETY**

**103.1 Creation of enforcement agency.** There is hereby established the Fremont County Department of Building and Environmental Health which shall be under the administrative and operational control of the building official.

**103.2 Appointment.** The building official shall be appointed by the Fremont County Board of County Commissioners.

**103.3 Deputies.** In accordance with the prescribed procedures of Fremont County and with the concurrence of the Board of County Commissioners, the building official shall have the authority to appoint technical officers, inspectors, plans examiners and other staff persons. Such persons shall have powers and authority as delegated by the building official.

Section 105.2 is hereby deleted in its entirety and the following section is substituted therefor:

**105.2 Work exempt from permit.** Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of Fremont County, the State of Colorado or the United States of America. Permits shall not be required for the following:

1. One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed two hundred (200) square feet.
2. Agricultural buildings and/or structures which are directly associated with agricultural use, comply with the definition of agricultural building in section 202 of this code and are constructed on property which has received agricultural designation status through the Fremont County Assessor's office. Such buildings and/or structures are to be used solely for agricultural purposes and may not contain mixed uses.
3. Wire fences that are more than fifty percent (50%) open and solid fences not over six (6) feet in height.
4. Oil derricks.
5. Retaining walls which are not that are not over four (4) feet in height measured from the lowest point of finished grade to the top of the wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
6. Water tanks supported directly on grade if the capacity does not exceed five thousand (5000) gallons and the ratio of height to diameter does not exceed 2 to 1.
7. Sidewalks and driveways, and platforms not more than thirty (30) inches above adjacent grade and not over any basement or story below.
8. Painting, papering, tiling, carpeting, cabinets, countertops, trimwork and other similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Prefabricated swimming pools that are installed entirely above ground and in-ground swimming pools which are accessory to a group R-3 occupancy.
11. Shade cloth structures constructed for nursery or agricultural purposes and not

- including service systems.
12. Swings and other playground equipment.
  13. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support.
  14. Moveable fixtures, cases, racks, counters and partitions not over 8 feet in height.

Subsections 105.2.1 through 105.2.3 shall remain as published.

Section 105.5 is hereby deleted in its entirety and the following section and sub-section are substituted therefor:

**105.5 Expiration.** Every permit issued by the Building Official under the provisions of this code shall expire and become invalid one year from the date of issue.

- Exceptions:**
1. Demolition permits expire 180 days from the date of issue.
  2. Re-roofing permits expire 90 days from the date of issue.

**105.5.1 Renewal.** The building official is authorized to renew any permit for one additional year provided that a request for renewal from the permit holder and the appropriate renewal fee are submitted to the building department prior to the expiration date. No permit may be renewed more than once.

- Exceptions:**
1. Demolition permits may not be renewed.
  2. Re-roofing permits may not be renewed.
  3. Mobile home placement permits may not be renewed.

**105.5.2 Extended time.** Any project which cannot be completed by the end of the renewal period will be eligible for application for a new permit for a fee which is equal to one half the of the original permit fee. This new permit may be renewed under the provisions of section 105.5.1.

Section 105.7 is hereby amended by adding the following sentence:

Replacement of a lost, stolen or damaged building permit card is subject to a fee pursuant to the Fremont County Building Department Fee Schedule.

Section 106.1 is hereby amended to read as follows:

**106.1 Submittal documents.** Construction documents, statement of special inspections and other data shall be submitted in duplicate sets with each permit application. The construction documents shall be prepared by a design professional registered in the State of Colorado and shall include but not be limited to:

- 1) Site plan as described in section 106.2
- 2) Foundation design including dimensions and reinforcing details
- 3) Floor plan identifying dimensions, layout and intended use of all floor space
- 4) Construction details of all structural members and their connections

- 5) Manufacturer's engineered truss design
- 6) Energy conservation details showing compliance with the *International Energy Conservation Code* or Chapter 11 of the *International Residential Code*
- 7) Drainage study and report (commercial and multi-family only)
- 8) Fire Department Permit (commercial and multi-family in Cañon City Fire District only)
- 9) Other information including but not limited to:
  - A) Evidence of ownership
  - B) Evidence of an approved water supply
  - C) Evidence of sanitation
  - D) County road or State highway access inspection
  - E) Legally issued address
  - F) Flood elevation certificate (when required)

**Exception:** The building official is authorized to waive the requirement for plans to be prepared by a registered design professional when it is determined that the nature of the work does not require engineering.

All other sub-sections to section 106.1 shall remain as published and the following sub-sections added to read as follows:

**106.1.4 Evidence of water.** Evidence of an approved water supply shall be demonstrated by one of the following:

- 1) A signed water tap contract from a public water purveyor reflecting the owner's name and subject address
- 2) A recent water bill from a public water purveyor reflecting the owner's name and subject Address
- 3) A "Well Construction and Test Report" completed by a Colorado licensed well driller. The report shall include at a minimum the owner's name and address, the Well Permit number, location of the well, well depth, production rate in gallons per minute, driller's license number and the driller's signature.
- 4) A "Bulk Water/Cistern System Letter" provided by the Fremont County Building Department, signed by the property owner and notarized by a legally commissioned Notary Public. The Bulk Water/Cistern System Letter will be accepted as evidence of a water supply only on parcels of land which were created prior to June 1, 1972 or on parcels which are thirty five (35) acres or larger and must be accompanied by one of the following:
  - A) A written disapproval of a well permit application from the Colorado Division of Water Resources, or;
  - B) A Well Construction and Test Report completed as described in item #3 above indicating a dry well drilled to a minimum depth of six hundred (600) feet, or;

C) Written statements from two independent Colorado licensed well drillers indicating that history has proven that drilling a successful water well in the specific location is unlikely. The written statements must be signed by the licensed drillers and notarized by a legally commissioned Notary Public.

**106.1.5 Evidence of sanitation.** Evidence of sanitation shall be demonstrated by one of the following:

- 1) A signed tap contract from a public sanitation provider reflecting the owner's name and subject address
- 2) A recent sewer bill from a public sanitation provider reflecting the owner's name and subject address
- 3) An individual sewage disposal (septic) system permit issued by the Fremont County Building Department
- 4) An "Existing Septic System" letter provided by the Building Department, signed by the property owner and notarized by a legally commissioned Notary Public.

Prior to issuance of a Certificate of Occupancy, the septic system shall be installed and approved by the Fremont County Building Department.

Section 106.2 is hereby amended to read as follows:

**106.2 Site plan.** The construction documents submitted with the application shall be accompanied by a site plan showing the configuration of the lot and all property dimensions, the size and location of new construction and existing structures on the site, setback distances from lot lines, setback distances to other structures on the lot, location and name of any public or private roadways which adjoin or encroach the property, the location that the driveway enters the property from the public or private roadway and a "North" arrow. (Note: The location of the driveway will determine the "front" of the property and the address.) In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

Section 107.3 is hereby deleted in its entirety.

Section 108.2 is hereby amended to read as follows:

**108.2 Schedule of permit fees.** On buildings, structures, additions, alterations or repairs requiring a permit, a fee for each permit shall be paid as required in accordance with the

Fremont County Building Department Fee Schedule as established by Resolution of the Fremont County Board of County Commissioners.

Section 108.3 is hereby amended to read as follows:

**108.3 Building permit valuations.** Building permit valuations shall include total value of work, including material and labor, for which the permit is being issued and shall be determined from the most recent Building Valuation Data as published by the International Code Council on a semi-annual basis.

**Exception:** If evidence is demonstrated that the valuation estimate from the Building Valuation Data does not accurately reflect the valuation of an individual project, then final building permit valuation shall be set by the building official.

Section 108.4 is hereby amended to read as follows:

**108.4 Work commencing before permit issuance.** Any person who commences work on a building or structure before obtaining the necessary permits shall be subject to a penalty or additional fee, the amount of which is equal to the required permit fee, and shall be payable in addition to the required permit fee. Civil penalties may also be assessed pursuant to Article 28 of Title 30, Colorado Revised Statutes as amended.

Section 108.6 is hereby amended to read as follows:

**108.6 Refunds.** The building official will apply to the Fremont County Finance Office for any refund only upon receipt of a written request for refund from the original permit applicant and not later than ninety (90) days after the date of fee payment. The building official is authorized to deduct from the fee payment any expenses incurred by the building department for administrative costs or plan review time.

Section 108.7 is hereby added:

**108.7 Re-inspection fee.** Re-inspection fees shall be paid as required in accordance with the Fremont County Building Department Fee Schedule.

Subsection 109.3.5 is hereby amended by deleting the **Exception**.

Subsection 109.3.10 is hereby amended to read as follows:

**109.3.10 Final inspection.** The final inspection shall be made after all work required by the building permit is completed and final inspections from a Colorado State Electrical Inspector and Colorado State Plumbing Inspector have been approved.

Section 116 is hereby added:

## **SECTION 116 CONTRACTOR LICENSING**

**116.1 General.** This section shall regulate the rules and procedures for licensing general building contractors and limited trade contractors in the unincorporated portions of Fremont County, Colorado, consistent with §30-11-125 Colorado Revised Statutes, as amended.

**116.2 Definitions.** As used in this section:

- 1) “Board of Appeals” means the Fremont County Building Code Board of Appeals. A Board created pursuant to the International Building Code and appointed by the Board of County Commissioners to hear and decide appeals of orders, decisions or determinations made by the Building Official.
- 2) “Contractor” means any person, firm or corporation, who, for compensation, directs, supervises or undertakes any work for which a county building permit is required. This definition excludes any person whose sole function in the work for which a County Building Permit is required is to perform labor under the supervision or direction of a Contractor.
- 3) “County” means the unincorporated areas of Fremont County, Colorado, which excludes any statutory or home rule city or town.
- 4) “General Contractor” means any contractor who undertakes, directs or supervises any construction work requiring the services of a person or persons engaged in two or more specific trades.
- 5) “Limited Trade Contractor” means any contractor who undertakes, directs or supervises any construction work requiring the services of a person or persons engaged in one specific trade.
- 6) “Person” means any individual, firm, corporation, limited liability company, partnership, association, or other legal entity.
- 7) “Trade” means any occupation, vocation or profession performed in the course of any construction, alteration, repair or demolition of a building or structure.

**116.3 License – Required.** Subject to the requirements of this section, no person shall engage in the business of being a contractor within the county jurisdiction without first obtaining a license from the county building department prior to engaging in the business. Nothing in this section shall be construed to require any individual to hold a license to perform any work on his or her own property, nor shall it prevent a person from employing an individual who is not licensed under the provisions of this section, to perform repair or maintenance work on his or her own property. For the purposes of this

section, repair or maintenance work is any work which would not require a county building permit.

**116.4 Qualifications and Testing.** In an effort to assure the citizens of Fremont County that those individuals licensed in the construction trades have essential knowledge regarding building safety codes and standards adopted by the county, all contractors, prior to being issued a license, shall successfully complete a written examination designed to demonstrate competency in the appropriate construction field.

General Contractor

Any person able to show evidence of having achieved a passing grade on a nationally recognized examination promulgated by the International Code Council that is commonly used and accepted in the industry may qualify for county licensing.

Alternatively, general contractor candidates may achieve eligibility by successfully completing a written examination prepared and administered by the Building Official.

**Exception:** Additional testing will not be required for manufactured home installers.

Limited Trade Contractor

All limited trade licensing examinations shall be prepared and administered by the Building Official.

Examinations administered by the Building Official shall be subject to a fee. (See section 116.7)

**116.5 License Classifications.**

Class A General- Any person holding a Class A General Contractor's license shall be eligible to contract all or any phase of a residential or commercial construction project. Examination questions for this license are derived from the International Building Code, the International Residential Code and the International Energy Conservation Code in the currently adopted editions

Class B General- Any person holding a Class B General Contractor's license shall be eligible to contract all or any phase of a commercial or multi-family construction project. Examination questions for this license are derived from the International Building Code and the International Energy Conservation Code in the currently adopted edition.

Class C General- Any person holding a Class C General Contractor's license shall be eligible to contract all or any phase of a one- or two-family residential construction project. Examination questions for this license are derived from the International Residential Code in the currently adopted edition.

Class D General- Any person holding a Class D General Contractor's license shall be eligible to install manufactured housing. In lieu of additional examination, applicants for a Class D General Contractor's license shall be required to produce evidence of a current Registered Installer Certificate issued by the Colorado State Division of Housing.

Limited Trade Class E- Any person holding a Limited Trade Class E license shall be eligible to contract residential or commercial construction projects only in the trade for which the license was issued. Examination questions for these licenses are derived from the International Building Code, the International Residential Code and/or the International Energy Conservation Code in the currently adopted editions. Limited Trade Class E licenses are offered for (but not limited to) the following trades:

- 1) Foundations and concrete
- 2) Framing and Carpentry
- 3) Roofing
- 4) Solar Installation

Limited Trade Class F- Any person holding a Limited Trade Class F license shall be eligible to contract residential or commercial construction projects only in the trade for which the license was issued. Examination questions for these licenses are derived from the International Building Code, the International Residential Code and/or the International Energy Conservation Code in the currently adopted editions. Limited Trade Class F licenses are offered for (but not limited to) the following trades:

- 1) Masonry
- 2) Siding and exterior trim
- 3) Stucco and plastering
- 4) Insulation
- 5) Drywall

**116.6 Application Procedure.** All applicants for a contractor’s license shall submit a complete, accurate and legible written application on a form provided by the Building Department. To be considered complete, the application form shall be accompanied by evidence that the applicant has successfully completed the appropriate ICC examination (when applicable); any required additional or alternative examination; insurance certificate; and payment of any required licensing fees. (See section 116.7.)

The county shall issue a provisional license to a contractor no later than seven business days after the contractor has submitted a complete application. A contractor who has satisfied all other requirements for obtaining a license shall be issued a nonprovisional license no later than 45 days after submission of a complete application.

**116.7 Fees.**

Annual License Fees

Class A- General Contractor	\$75
Class B- General Contractor	\$60
Class C- General Contractor	\$60
Class D- General Contractor	\$50
Class E- Limited Trade Contractor (All Categories)	\$40

Class F- Limited Trade Contractor (All Categories)	\$30
Additional Limited Trade Categories	\$15

**Examination Fees**

General Contractors- (Class A)	\$120
General Contractors- (Class B or Class C)	\$100
Limited Trade Contractors- (Class E- All Categories)	\$35
Limited Trade Contractors- (Class F- All Categories)	\$25
Re-examination (as a result of adoption of an updated code edition)	\$25

**116.8 Expiration.** All licenses shall expire on the last day of the twelfth (12<sup>th</sup>) month following the date of issuance. Regardless of the actual renewal date, the licensing period shall be as established by the original issue date. Early or late renewal shall not serve to change the license period. Licenses may be renewed upon payment of the fees required by Section 116.7 without re-examination provided that the license has not been revoked or suspended and provided that the renewal is completed within 45 days after the expiration date of the license. Each licensee will receive expiration notification by mail approximately 30 days prior to the expiration date.

**Exception:** Re-examination may be required at the time of renewal when an updated code edition is adopted.

**116.9 Insurance Requirements.** Upon application for a contractor’s license, the applicant shall submit to the Department a certificate, signed by a licensed agent of an insurance company, stating that a general liability policy has been issued to the applicant. The certification shall include the insured party’s name, the policy number, the name of the company, the effective date, the expiration date and the limits of the policy. Minimum required insurance coverage shall be in accordance with the table below. Each general liability insurance policy 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 in coverage or cancellation of the policy.

License Category	Bodily Injury	Property Damage	C.S.L.*
General (Class A, B, C or D)	100,000/300,000	100,000	500,000
Limited Trade (Class E or F)	50,000/100,000	100,000	300,000

\* Combined Single Limit

Worker’s Compensation Insurance shall be provided in accordance with Colorado Revised Statutes and compliance shall be the sole responsibility of the licensed contractor.

**116.10 Critical Violations.** Critical violations, which may result in immediate suspension of a contractor's license, shall include, but may not be limited to, the following:

- 1) Performing any work which requires a building permit without first obtaining the permit;
- 2) Using a contractor's license to obtain a permit for work which will not be performed or supervised by the contractor;
- 3) Willfully providing false or misleading information on a permit application;
- 4) Failure or inability to provide a current and valid Registered Installer Certificate issued by the Colorado State Division of Housing (applies to Class D General Contractors only);
- 5) Allowing a lapse, cancellation or reduction in general liability insurance coverage below the minimum amounts required in Section 116.9;
- 6) Conviction of the contractor, by a court having competent jurisdiction, for civil or criminal fraud related to construction activity regulated by the building code;
- 7) Accumulation of three (3) letters of reprimand in any twelve (12) month period.

**116.11 Letter of Reprimand.** As used in this section, a letter of reprimand is an admonishment issued to a licensed contractor by the Building Official for minor violations. Letters of reprimand are not intended for standard corrections resulting from inspection. Violations which may result in a letter of reprimand shall include, but may not be limited to, the following:

- 1) Failure to request a required inspection;
- 2) Failure to renew an expired permit;
- 3) Performing work that is beyond the scope of the specific permit;
- 4) Performing work that is beyond the scope of the individual's license classification;
- 5) Verified complaint of abandonment of a project;
- 6) Multiple incidents of the same corrections being issued as a result of inspection.

**116.12 Suspension of Licenses.** Any contractor's license issued by the County shall be subject to suspension for repeated violations of any Federal, State or County laws, rules,

codes or resolutions. Critical violations may result in immediate suspension by the Building Official. A critical violation is any violation specifically listed in section 116.10 or any other act which causes or has the potential to cause harm or damage to any person or any person's property. Minor violations shall result in an official letter of reprimand to be placed in the contractor's permanent file. Suspension of a license shall remain in effect until the violation(s) is (are) corrected to the satisfaction of the Building Official but not to exceed ninety (90) days. Work being performed under any active building permit, issued to a licensee whose license has been suspended, shall cease and desist until the license is reinstated or until the permit is transferred to another licensed contractor. Permit transfer may only be initiated by written consent of the owner of the subject property.

**116.13 Appeal of Suspension.** Any license suspension issued by the Building Official may be appealed to the Fremont County Board of Appeals pursuant to the Department's appeals process. The decision of the Board of Appeals shall constitute final county action, subject to judicial review at the option of the licensee.

**116.14 Revocation.** Any contractor's license issued by the County shall be subject to revocation. Upon issuance of a third suspension of a license, the Building Official is authorized to summon the licensee to a hearing before the Board of Appeals. As a result of that hearing, the Board of Appeals shall vote on the outcome and may decide to grant reinstatement of the license, grant an extension of the suspension period or order revocation of the license. The final decision shall be by majority vote of the Board. Revocation shall remain in effect for minimum of one (1) year. Work being performed under any active building permit, issued to a licensee whose license has been revoked, shall cease and desist until the permit is transferred to another licensed contractor. Permit transfer may only be initiated by written consent of the owner of the subject property. Any contractor wishing to reinstate a license following the one year revocation must reapply for a new license and the application must then be approved by the Board of Appeals prior to the new license being issued by the Building Official.

Chapter 11 is hereby amended by adding the following section:

**1101.3 Residential building project requirements.** Before any construction of a residential building project may be started, which project includes seven (7) or more residential units, a contract shall be entered into with the Fremont County Board of County Commissioners (Board). Said contract shall guarantee to the Board that the specified number of accessibility points for accessible residential units, as provided for in §9-5-105 Colorado Revised Statutes, as amended, shall be provided. The builder of such project shall be required to certify that said accessible and adaptable units will substantially comply with ICC/ANSI A117.1 standards.

Section 1203.2 is hereby amended as follows:

All provisions for attic ventilation which require a 1/150 ratio shall be decreased to a 1/300 ratio.

All provisions for attic ventilation which require a 1/300 ratio shall be decreased to a 1/600 ratio.

All other provisions and requirements of this section shall remain as published.

Section 1203.3.1 is hereby amended as follows:

The requirement for under-floor ventilation at the rate of one (1) square foot of ventilation openings for each 150 square feet of under-floor area shall be decreased to one (1) square foot of ventilation openings for each 500 square feet of under-floor space.

All other provisions and requirements of this section shall remain as published.

Section 1211 is hereby added:

**1211 LPG fired appliances.** Liquefied petroleum gas-burning appliances shall not be installed in a pit, crawlspace, basement or similar location where heavier-than-air gas might collect. Appliances so fueled shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas.

**Exception:** Direct vent appliances with sealed combustion chamber.

Section 1608 is hereby deleted in its entirety and the following is substituted therefor:

## **SECTION 1608 SNOW LOADS**

**1608.1 Roof snow loads.** Design snow loads for roofs shall be site specific, based on elevation, and shall be determined in accordance with the snow load chart prepared by Ketchum, Ryan & Fleming of Denver, Colorado, Consulting Engineers. (See Exhibit "B")

Section 1805.2.1 is hereby amended to establish the frost line of the locality at a minimum of 27 inches below finished grade.

### **B) *International Residential Code***

Chapter 1 – Administration is hereby deleted in its entirety and shall be replaced by Chapter 1 of the *International Building Code* as amended by this Resolution.

Section R202 is hereby amended by deleting the published definition of Manufactured Home and adding the following:

**MANUFACTURED HOME.** Manufactured home means a structure which is built in a factory or other off-site location to comply with HUD, UBC or IRC standards, transportable in one or more sections to a permanent location and placed on a foundation which is designed by a Colorado Registered Professional Engineer or Architect and intended for use as a single family dwelling and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Table R301.2(1) is hereby amended by adding the following information to the corresponding columns:

Roof snow load- varies with elevation (refer to Exhibit B)  
Wind speed- 90 miles per hour (3 second gust) 76 miles per hour (fastest mile)  
Seismic design category- B  
Weathering- Severe  
Frost line depth- 27 inches, minimum  
Termite infestation probability- Slight to moderate  
Decay- None to slight  
Winter design temperature- 0  
Ice barrier underlayment required- No  
Flood hazards- a) 9 September 1989, b) 19 September 2007  
Air freezing index- 1500  
Mean annual temperature- 40

Section R301.6 is hereby amended to read as follows:

**R301.6 Roof load.** Design snow loads for roofs shall be site specific, based on elevation, and shall be determined in accordance with the snow load chart prepared by Ketchum, Ryan & Fleming of Denver, Colorado, Consulting Engineers. (See Exhibit “B”)

Section R324.1 is hereby deleted in its entirety and the following section is substituted therefor:

**R324.1 General.** All development in areas prone to flooding shall comply with the *Fremont County Flood Damage Prevention Regulations* as adopted by Resolution of the Fremont County Board of County Commissioners in Resolution No. 43, Series of 2007 and all subsequent amendments, reenactments or revisions of the same. In any case where there is a conflict between the provisions of this code and the provisions of the *Fremont County Flood Damage Prevention Regulations*, the *Fremont County Flood Damage Prevention Regulations* shall prevail and shall supersede the provisions of this code.

Sections R408.1 and 408.2 are hereby amended as follows:

The requirement for under-floor ventilation at the rate of one (1) square foot of ventilation openings for each 150 square feet of under-floor area shall be decreased to one (1) square foot of ventilation openings for each 500 square feet of under-floor space.

All other provisions and requirements of this section shall remain as published.

Section 806.2 is hereby amended as follows:

All provisions for attic ventilation which require a 1/150 ratio shall be decreased to a 1/300 ratio.

All provisions for attic ventilation which require a 1/300 ratio shall be decreased to a 1/600 ratio.

All other provisions and requirements of this section shall remain as published.

Section 1307.3.2 is hereby added:

**M1307.3.2 LPG fired appliances.** Liquefied petroleum gas-burning appliances shall not be installed in a pit, crawlspace, basement or similar location where heavier-than-air gas might collect. Appliances so fueled shall not be installed in an above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas.

**Exception:** Direct vent appliances with sealed combustion chamber.

Chapter 23 is hereby adopted to read as follows:

## CHAPTER 23

### RENEWABLE ENERGY SYSTEMS

Section M2301.1 is hereby amended to read as follows:

**M2301.1 General.** This section provides for the design, construction, installation, alteration and repair of equipment and systems using alternative energy sources to provide space heating or cooling, hot water heating, swimming pool heating and generation of electrical power.

Sections M2301.6 and M2301.7 are hereby added:

**M2301.6 Electrical Power.** The provisions of this section, as well as sections M2301.2.1, M2301.2.2, M2301.2.7 and M2301.3.1 shall apply to all solar collector, wind generation or other alternative energy systems which are designed and constructed for the purpose of providing an independent electrical supply to one and two family dwellings and townhouses. All solar, wind conversion, or other alternative energy systems shall comply with the *Fremont County Zoning Resolution*.

**M2301.6.1 Permits required.** In addition to the required building permit, all installations of solar, wind or other alternative energy systems for the purpose of generating electricity shall require a permit from the Colorado State Electrical Board and shall be inspected for compliance with the currently adopted State electrical code.

**M2301.7 Battery storage.** Stationary storage battery systems used in conjunction with individual power supplies shall comply with sections M2301.7.1 through M2301.7.4

**M2301.7.1 Location.** If battery storage is proposed, the batteries shall be isolated from living areas by one of the following methods:

- 1) In a room or space providing a minimum ½ inch gypsum board applied directly to wall and ceiling framing.
- 2) In an interior or exterior manufactured battery storage cabinet which is listed and labeled for its intended use and installed and maintained in accordance with the listing and manufacturers recommendations.
- 3) By any approved method provided in section 104.11 of the Building Code of Fremont County.

**M2301.7.2 Room Ventilation.** Isolated battery storage areas shall be ventilated by natural means in order to prevent the accumulation of hydrogen emission from the batteries. To avoid the possibility of creating an ignition source for accumulated hydrogen, mechanical ventilation shall not be permitted in the battery storage room. Battery storage room ventilation shall consist of an intake opening located within 12 inches from the bottom of the enclosed room and an exhaust opening located within 12 inches from the top of the enclosed room. The intake opening shall be permitted to obtain air from outside air or from a vented crawlspace, the exhaust is required to communicate directly to outside air. The minimum net area of ventilation shall not be less than 1 square foot for each 150 square feet of space area.

**M2301.7.3 Cabinet ventilation.** Manufactured interior or exterior battery storage cabinets shall be ventilated in accordance with the listing and manufacturer's recommendation.

**M2301.7.4 Spill control and neutralization.** An approved method and materials for the control and neutralization of a spill of electrolyte shall be provided in areas containing lead-acid, nickel-cadmium or other types of batteries with free flowing liquid electrolyte.

Chapters 24 through 42 are hereby deleted in their entirety.

Appendix Chapter E is hereby adopted to read as follows:

## APPENDIX E

# MANUFACTURED HOUSING USED AS DWELLINGS

## SECTION AE101 SCOPE

**AE101.1 General.** These provisions shall be applicable only to a manufactured home used as a single family dwelling unit and shall apply to the construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit as well as alterations, additions or repairs to existing manufactured homes.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

## SECTION AE102 COLORADO STATE MANUFACTURED HOUSING INSTALLATION PROGRAM

**AE102.1 Participating jurisdiction.** Effective July 1, 2009, Fremont County officially adopted the provisions, standards and requirements of the Manufactured Housing Installation program as outlined in this code and the State of Colorado Division of Housing Installation Handbook. The Fremont County Building Department is directed to take all actions necessary to implement said program consistent with the requirements of the law.

## SECTION AE201 PERMITS

**AE201.1 Initial Installation.** A manufactured home shall not be installed on a foundation system, reinstalled, altered or added on to without first obtaining a permit from the Building Official. The building permit shall serve as the Installation Authorization required by the Colorado Division of Housing Manufactured Housing Installation Program.

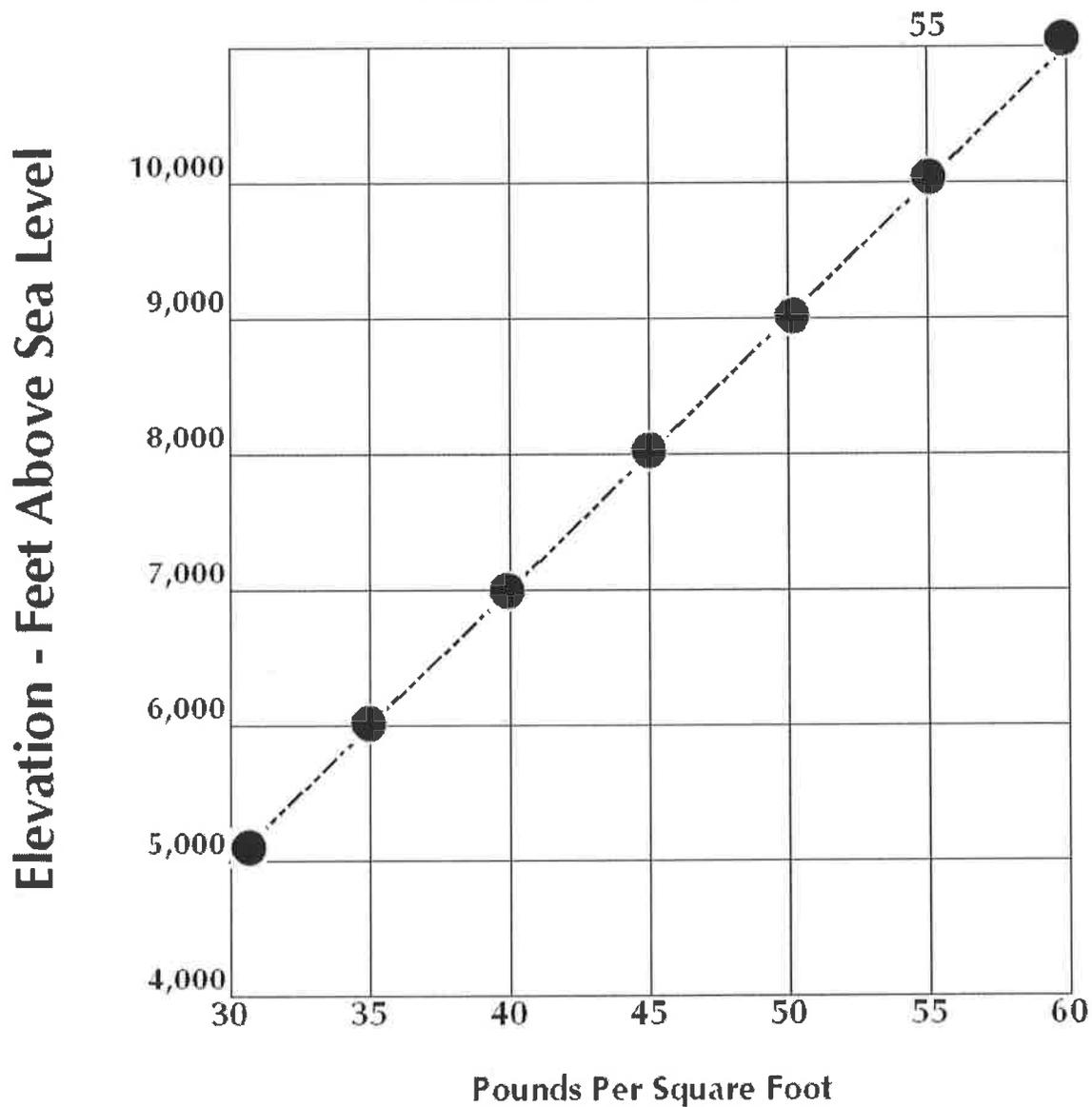
**AE201.2 Additions, Alterations and Repairs.** All additions, alterations and repairs to existing manufactured homes shall require plans to be prepared, signed and sealed by a Professional Engineer licensed in the State of Colorado. The engineered design shall include foundation design specifications as well as attachment method to the existing manufactured home and required reinforcement for additional loading on the existing structural frame.

**AE201.3 Attachment of multiple units.** Attachment of two or more manufactured homes by any method shall not be permitted under any circumstances.

**C) *International Energy Conservation Code***

The *International Energy Conservation Code* is hereby adopted as published pursuant to §30-28-211 Colorado Revised Statutes as amended.

## Exhibit 'B' Roof Snow Load



**Basis: Average Weight of Snow = 14 Pounds Per Cubic Foot**

Study by Ketchum, Ryan & Fleming - Consulting Engineers, Denver, Colorado

Revised 06/02/2008