

TOWN OF RICO
2006 INTERNATIONAL BUILDING CODES WITH AMENDMENTS &
MODIFICATIONS TO PREVIOUSLY ADOPTED CODES
ADOPTED JUNE 15, 2016 – RESOLUTION NO. 2016-4

ADOPTED CODES - APRIL 13, 2016 - ORDINANCE NO. 2016-1

2006 International Building Code – Governs the conditions and maintenance of all property, buildings and structures - Multi-family and commercial

2006 International Residential Code – Governs detached one and two family dwellings and townhouses

2006 International Mechanical Code – Governs the installation of heating, ventilating and air-conditioning

2006 International Fire Code – Governs the safeguarding of life and property from fire and explosion hazards

2006 International Existing Building Code – Governs the repair, alteration, change of occupancy and relocation of existing buildings

AMENDMENTS & MODIFICATIONS TO PREVIOUSLY ADOPTED CODES

2006 INTERNATIONAL BUILDING CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

101.1 Scope. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

101.4.1 Electrical. Amend Section. The provisions of the National Electrical Code (N.E.C.), as adopted by the State of Colorado, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment appliances, fixtures, fittings, and appurtenances thereto, and any reference to the International Electrical Code shall mean such code.

101.4.2 Gas. Amend Section. The Colorado Fuel Gas Code, as adopted by the State of Colorado, shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories, and references to the International Fuel Gas Code shall mean such code.

101.4.4 Plumbing. Amend Section. The Colorado Plumbing Code, as adopted by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, and references to the International Plumbing Code shall mean such code. The Town of Rico On-Site Wastewater Treatment System Regulations, as adopted by the Town of Rico, shall apply to the sewage system and all aspects of a medical gas system, and references to the International Private Sewage Disposal Code shall mean such code.

101.4.4 Property maintenance. Delete the entire section.

103 Department of Building Safety. Amend to delete the entire section.

105.2 Work exempt from permit. Amend item #1 to read: One-story detached accessory structure used as tool and storage sheds, playhouses, greenhouses and similar uses, provided the floor area does not exceed 200 square feet (18.6 m²).

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

Add Exception #15 to read: Re-roofing without alteration to the roof structure

105.5 Expiration. Amend the paragraph by adding final sentence: No permit shall be extended more than once.

Add section: **105.5.1** All permits shall include a stated expiration date, at which time the permit shall expire and become null and void. Said expiration date shall be twenty four (24) months from the date of issue.

106.3.1 Approval of construction documents. Replace " REVEIWED FOR CODE COMPLIANCE " with "REVEIWED AND APPROVED FOR CODE COMPLIANCE".

108.2 Schedule of permit fees. Amend Section to read:

See Table 1 - Building Permit Fee Schedule

108.3 Building permit valuations. Delete section

108.4 Work commencing before permit issuance. Add to Section: For work commencing without first obtaining permits an additional penalty fee of up to 100% of the Building Permit/Plan Review Fee will be charged. Emergency repairs per Section R105.2.1 will not be assessed a penalty fee.

108.6 Refunds. Amend to read: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more than 50 percent (50%) of the plan review fee if the application for a permit for which the plan review fee was paid is withdrawn or canceled before any plan review effort has been expended.

Add section: **108.7 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made.

109.3.5 Fire-resistance-rated construction inspection. Amend Section to read. Where fire-resistance-rated construction is required between occupancies to location on property, the building official shall require an inspection of such construction after all lathing and/or

wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished.

CHAPTER 9 FIRE PROTECTION SYSTEMS SECTIONS:

Add the following Subsection

[F] 908.7 Carbon monoxide alarms.

Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2 of the International Building Code, or an enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be considered an attached garage.

Exception: Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

CHAPTER 16 STRUCTURAL DESIGN SECTIONS:

1612.3 Establishment of flood hazard areas. Jurisdiction reference is inserted as Town of Rico, CO (Dolores County) and date reference is inserted as August 5, 1986

CHAPTER 27 ELECTRICAL SECTIONS:

2701.1 Scope. Amend paragraph to read: This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the National Electrical Code (N.E.C.), as adopted by the State of Colorado.

CHAPTER 29 PLUMBING SYSTEMS SECTIONS:

2901.1 Scope. Amend paragraph to read: This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the Colorado Plumbing Code, as adopted by the State of Colorado.

CHAPTER 34 EXISTING STRUCTURES

SECTIONS:

3410.2 Applicability. Date referenced is inserted as April 13, 2016

Adopt the following appendices in their entirety.

APPENDIX G FLOOD-RESISTANT CONSTRUCTION

APPENDIX I PATIO COVERS

APPENDIX J GRADING

2006 INTERNATIONAL RESIDENTIAL CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

R101.1 Scope. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

R103 Department of Building Safety. Delete the entire section.

R105.2 Work exempt from permit. Amend Exception #1 to read One-story detached accessory structure used as tool and storage sheds, playhouses, greenhouses and similar uses, provided the floor area does not exceed 200 square feet (18.6 m²).

Add Exception #10 to read: Decks, platforms, walkways, etc., that measure less than 30" from the standing surface to the adjacent grade within 36" of edge of standing surface.

Add Exception #11 to read: Re-siding without alteration to the wall structure.

Add Exception #12 to read: Re-roofing without alteration to the roof structure.

R105.5 Expiration. Amend the paragraph by adding final sentence: No permit shall be extended more than once.

Add section: **R105.5.1** All permits shall include a stated expiration date, at which time the permit shall expire and become null and void. Said expiration date shall be twenty four (24) months from the date of issue.

R106.3.1 Approval of construction documents. Replace "APPROVED PLANS PER IRC SECTION R106.3.1" with "REVEIWED AND APPROVED FOR CODE COMPLIANCE".

R108.2 Schedule of permit fees. Amend Section to read:
See Table 1 - Building Permit Fee Schedule

R108.3 Building permit valuations. Delete section

R108.4 Work commencing before permit issuance. Add to Section: For work commencing without first obtaining permits an additional penalty fee of up to 100% of the Building Permit/Plan Review Fee will be charged. Emergency repairs per Section R105.2.1 will not be assessed a penalty fee.

R108.6 Refunds. Amend to read: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more than 50 percent (50%) of the plan review fee if the application for a permit for which the plan review fee was paid is withdrawn or canceled before any plan review effort has been expended.

Add section: **R108.7 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made.

R109.1.2 Plumbing, mechanical, gas and electrical systems inspections. Add Exception #2 to read: The State of Colorado shall provide electrical and plumbing inspection services.

CHAPTER 3 BUILDING PLANNING

SECTIONS:

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

Roof Snow Load	77 Lbs/ Sq. Ft. (8,820 ft. A.S.L.)
Wind Speed	90mph/3sec gust
Seismic Design Category	C
Weathering	Severe
Frost Depth	48 inches from grade to bottom of footer
Termite	Slight to Moderate
Winter Design Temp	-10 F
Ice Barrier Underlayment	Required inside 24 inches of the exterior wall line
Flood Hazards	See FIRM dated August 5, 1986 along with 1995 flood hazard study maps prepared by Wilbur Engineering (1995)
Air Freezing Index	2500
Mean Annual Temp	40 degrees F

R310.2 Window wells. Add to Section the following: Every window well serving as a means of egress shall have a roof section that extended beyond the window well footprint.

R311.4.1. Exit door required. Add to Section the following: Exterior doors shall be provided with protection to prevent, divert, or minimize ice and snow from shedding on a area no less than 4 ft x 4 ft.

R311.5.6.2 Continuity. Add Exception 3 to read: All required handrails can be terminated anywhere on the lowest tread.

R312.2 Guard opening limitations. Add to the Section the following: Cable, rope or similar type materials that do not maintain the rigidity necessary to meet the requirements of Section R312.2 and/or the load requirements of Table R301.5 are prohibited.

Add the following Subsection

R313.4 Carbon Monoxide Alarms

R313.4.1 General. Carbon monoxide alarms shall comply with Section R313.4.

R313.4.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R313.4.2 Where required. Carbon monoxide alarms shall be provided in accordance with this section.

R313.4.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist.

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R313.4.2.2 Alterations, repairs and additions. When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

R313.4.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R313.4.4 Combination alarms. Combination carbon monoxide/smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R313.4.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R313.4.2.2 shall be permitted to be battery powered.

R313.4.6 Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R313.4.6.1 to R313.4.6.4.

R313.4.6.1 General. Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be listed in accordance with UL 2075.

R313.4.6.2 Location. Carbon monoxide detectors shall be installed in the locations specified in Section R313.4.3. These locations supersede the locations specified in NFPA 720.

R313.4.6.3 Permanent fixture. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner and shall be monitored by an approved supervising station.

R313.4.6.4 Combination detectors. Combination carbon monoxide/smoke detectors shall be permitted to be installed in carbon monoxide detection systems in lieu of carbon monoxide detectors, provided they are listed in accordance with UL 2075 and UL 268

CHAPTER 11 ENERGY EFFICIENCY

SECTIONS:

TABLE N1102.1 INSULATION AND FENSTRATION REQUIREMENTS BY COMPONENT^a, Climate Zone 6 Amend as follows:

“BASEMENT^c WALL R-VALUE TO READ 15/19”,

“CRAWL SPACE^c WALL R-VALUE TO READ 15/19”,

Foot note 'c' Amend to read: 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. 15/19 shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

Foot note 'd' Amend to read: R-10 shall be added to the required slab edge R-values for heated slab. Insulation depth shall be 2 feet below grade.

N1102.2.1 Ceilings with attic spaces. Add to end of last sentence: with the use of 12" min. energy heel truss over the top plate, when using fiberglass or cellulose, 7" min. when spray foam is applied.

N1102.2.2 Ceilings without attic spaces. Amend to read: Where Section N1102.1 would require a insulation level for R-49, R-38 insulation shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the top plate at the eaves.

Delete **Chapters 24 through 42.** Fuel Gas, Plumbing and Electrical shall comply with codes adopted by the State of Colorado.

Adopt the following appendices in their entirety.

APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS

APPENDIX F RADON CONTROL METHODS

APPENDIX G SWIMMING POOLS, SPAS AND HOT TUBS

APPENDIX H PATIO COVERS

APPENDIX M HOME DAY CARE - R-3 OCCUPANCY

2006 INTERNATIONAL EXISTING BUILDING CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

101.1 Title. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

103 Department of Building Safety. Delete the entire section.

106.3.1 Approval of construction documents. Replace " REVEIWED FOR CODE COMPLIANCE " with "REVEIWED AND APPROVED FOR CODE COMPLIANCE".

108.2 Schedule of permit fees. Amend Section to read:
See Table 1 - Building Permit Fee Schedule

108.3 Building permit valuations. Delete section

108.4 Work commencing before permit issuance. Add to Section: For work commencing without first obtaining permits an additional penalty fee of up to 100% of the Building Permit/Plan Review Fee will be charged. Emergency repairs per Section R105.2.1 will not be assessed a penalty fee.

108.6 Refunds. Amend to read: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more that 50 percent (50%) of the plan review fee if the application for a permit for which the plan review fee was paid is withdrawn or canceled before any plan review effort has been expended.

Add section: **108.7 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when the work for which the inspection is requested is not complete or when corrections noted on previous inspection are not made.

CHAPTER 13 PERFORMANCE COMPLIANCE METHODS

SECTIONS:

1301.2 Applicability. Date referenced is inserted as April 13, 2016

Adopt the following appendix in its entirety.

APPENDIX B SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

2006 INTERNATIONAL FIRE CODE

All references in the International Fire Code, 2006 Edition, to the Fire Code Official, Fire Department, Fire Chief, Fire Marshal, Fire Prevention Bureau, or other administrative officers or employees shall be construed to mean the Town of Rico, and its Building Official or inspector, or other officer, employee or agent authorized by the Town to enforce and administer the International Fire Code.

CHAPTER 1 ADMINISTRATION

SECTIONS:

101.1 Title. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

103 Department of Fire Prevention. Delete the entire section.

109.3 Violation penalties. Amend to read: Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

111.4 Failure to comply. Amend to read: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTIONS:

Add the following Subsection

908.7 Carbon monoxide alarms.

Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open parking garage, as defined in Chapter 2 of the International Building Code, or an enclosed parking garage ventilated in accordance with Section 404 of the International Mechanical Code shall not be considered an attached garage.

Exception: Sleeping units or dwelling units which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The sleeping unit or dwelling unit is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;

2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

2006 INTERNATIONAL MECHANICAL CODE

CHAPTER 1 ADMINISTRATION

SECTIONS:

101.1 Title. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

103 Department of Mechanical Inspection. Delete the entire section.

Move subsection **103.4.1 Liability** to make new subsection **104.9 Liability** in it's entirety.

106.5.2 Fee schedule. Amend Section to read:
See Table 2 - Mechanical Permit Fee Schedule

106.5.3 Fee refunds. Amend to read: The building official may authorize refunding of any fee which was erroneously paid or collected. The building official may authorize refunding up to 100% of any fee collected except that of the Plan Review Fee. The building official may authorize a refund of not more than 50 percent (50%) of the plan review fee if the application for a permit for which the plan review fee was paid is withdrawn or canceled before any plan review effort has been expended.

2006 INTERNATIONAL ENERGY CONSERVATION CODE

Adopt code as it's the guide for Chapter 13 of the IBC and referenced in Section 101.4.7

CHAPTER 1 ADMINISTRATION

SECTIONS:

R101.1 Scope. Amend by replacing [NAME OF JURISDICTION] with Town of Rico.

CHAPTER 4 RESIDENTIAL ENERGY EFFICIENCY

SECTIONS:

TABLE 402.1 INSULATION AND FENSTRATION REQUIREMENTS BY COMPONENT^a, Climate Zone 6 Amend as follows:

“BASEMENT^c WALL R-VALUE TO READ 15/21”,

“CRAWL SPACE^c WALL R-VALUE TO READ 15/21”,

Foot note 'c' Amend to read "15/21 means R-15 continuous insulation on the interior or exterior of the home or R-21 cavity insulation at the interior of the basement wall. "15/21 shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.

Foot note 'd' Amend to read "R-10 shall be added to the required slab edge R-values for heated slab. Insulation depth shall be 2 feet below grade.

402.2.1 Ceilings with attic spaces. Add to end of last sentence: with the use of 12" min. energy heel truss over the top plate, when using fiberglass or cellulose, 7" min. when spray foam is applied.

402.2.2 Ceilings without attic spaces. Amend to read: Where Section 402.1 would require a insulation level for R-49, R-38 insulation shall be deemed to satisfy the requirement of R-49 wherever the full height of uncompressed R-38 insulation extends over the top plate at the eaves.

CHAPTER 5 COMMERCIAL ENERGY EFFICIENCY

SECTIONS:

“TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS – OPAQUE ASSEMBLIES”, “Climate Zone 6” Amend as follows:

“Walls, Above Grade, Mass”, to read “R-15”.

“Walls Above Grade”, “Metal framed, to read “R-13 +R-5 ci”.

“Walls Above Grade”, “Wood framed and other”, to read “R-21”.

“Walls Below Grade”, “Below grade wall”, to read “R-10”.

“Roofs, Attic and other”, to read “R-38”.