

RESOLUTION NO. 60, SERIES OF 2020

**A RESOLUTION ADOPTING THE INTERNATIONAL BUILDING CODE,
INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL ENERGY
CONSERVATION CODE, 2018 EDITIONS AS THE BUILDING CODE OF FREMONT
COUNTY EFFECTIVE JANUARY 1, 2021**

WHEREAS, the Board of County 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 2018 International Building Code, the 2018 International Residential Code and the 2018 International Energy Conservation Code; and

WHEREAS, the 2006 International Building Code, the 2006 Residential Code and the 2006 International Energy Conservation 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 recommendation for certain amendments, additions and deletions to the 2018 International Building Code, the 2018 International Residential Code and the 2018 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 November 10, 2020, after notice of the 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 are not embraced within the limits of any incorporated city or town; and

WHEREAS, the Board of County Commissioners of Fremont County hereby finds that the provisions of the 2018 edition of the International Building Code, the 2018 edition of the International Residential Code and the 2018 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 2018 edition of the International Building Code, the 2018 edition of the International Residential Code and the 2018 edition of the International Energy Conservation Code, together with the amendments, additions and deletions to the 2018 International Building Code, the 2018 International Residential Code and the 2018 International Energy Conservation

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

BE IT FURTHER RESOLVED that the 2006 International Building Code, the 2006 International Residential Code and the 2006 International Energy Conservation 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 2018 International Building Code, the 2018 International Residential Code and the 2018 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 JANUARY, 2021, 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 of Fremont County.

Commissioner _____ moved the adoption of the foregoing Resolution with a Second by Commissioner _____.

Commissioner Bell	AYE	NAY	ABSTAIN	ABSENT
Commissioner Payne	AYE	NAY	ABSTAIN	ABSENT
Commissioner McFall	AYE	NAY	ABSTAIN	ABSENT

The Resolution was declared to be duly adopted.

Date _____.

Chairman _____.

Attest _____.

Clerk

EXHIBIT A

I. TITLE, AUTHORITY & TEXT OF BUILDING CODE

The *International Building Code*, 2018 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*, 2018 Editions, published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, Illinois 60478-5795; including 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. 40, Series of 2008 and Resolution 37, Series of 2014 are hereby repealed in the 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 therefore:

101.4 Reference codes. The other codes listed in sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered to be part of the requirements of this to the prescribed extent of each such reference.

101.4.1 Electrical. All provisions of this code that reference the *International Electrical Code* shall be interpreted as a reference to the corresponding provisions 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 Gas. All provisions of this code that reference the *International Fuel Gas Code* shall be interpreted as a reference to the corresponding provisions in the versions or editions of the gas code that are currently adopted and enforced by the Colorado State Board of Examining Plumbers, including any subsequent versions which 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 in this code which reference mechanical installations, will be enforced as provided in this code.

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

101.4.5 On-Site Wastewater Treatment Systems. All provisions of this code that reference the *International Private Sewage Disposal Code* shall be interpreted as a reference to the corresponding provision in the *On-Site Wastewater Treatment System Regulations*, adopted by resolution of the Fremont County Board of County Commissioners, in Resolution No. 16, Series of 2019, or such future Resolution as may be approved by the Fremont County Board of County Commissioners.

101.4.6 Property Maintenance. All land use regulations governing Fremont County shall be as set forth in the *Fremont County Zoning Resolution*. In the event that there shall be a conflict between the provisions of this code and the *Fremont County Zoning Resolution*, the *Fremont County Zoning Resolution* shall prevail and shall supersede the provisions of this code.

101.4.7 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 and Fremont County, Colorado.

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

101.4.9 Existing Buildings. The provisions of the *International Building Code* shall apply to all matters governing the *repair, alteration, change of occupancy, addition* to and relocation of existing buildings.

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 the powers and authority as delegated by the Building Official.

Section 104.10.1 is hereby deleted in its entirety and the following section is substituted therefore:

104.10.1 Flood Hazard Areas. All development in flood hazard areas 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. 38, Series of 2011 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 105.2 is hereby deleted in its entirety and the following section is substituted therefore:

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. *Building 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 that the floor area does not exceed two hundred (200) square feet.
2. Agricultural buildings and/or structures which are directly associated with agricultural use, and are constructed on property which has received agricultural declaration status through the Fremont County Assessor's Office. Such buildings and /or structures are to be used solely for providing shelter for agricultural implements, farm products, livestock, or poultry and shall not contain mixed uses.
Prior to the proposed erection, construction, reconstruction, alteration, or remodeling, the owner and/or contractor shall submit application to the building official for review to determine if the building(s) and/or structure(s) fully conform to the regulations and restrictions of the Fremont County Building Code and the Fremont County Zoning Resolution.
3. Solid fences not over seven (7) feet in height and wire or iron fences that are more than fifty percent (50%) open.
4. Oil derricks.
5. Retaining walls that are not over four (4) feet in height measuring from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
6. Water tanks supported directly on grade if the capacity is not greater than five thousand (5000) gallons and the ratio of height to diameter or width is not greater than 2:1.
7. Sidewalks, driveways and platforms not more than thirty (30) inches above the adjacent grade, and not over any basement or *story* below.
8. Decks associated with one- and two-family dwellings not exceeding thirty (30) inches above grade at any point
9. Painting, papering, tiling, carpeting, cabinets, counter tops, trim work and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.

11. Prefabricated swimming pools that are entirely installed above ground and in-ground swimming pools which are accessory to a Group R-3 occupancy.
12. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
13. Swings and other playground equipment.
14. Window awnings supported by an exterior wall that do not project more than fifty-four (54) inches from the *exterior wall* and do not require additional support.
15. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over eight (8) feet in height.

Subsections 105.2.1 and 105.2.2 shall remain as published.

Section 105.5 is hereby deleted in its entirety and the following section and subsections are substituted therefore:

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

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

105.5.1 Renewal. The *building official* is authorized to grant the renewal of any permit for an additional year provided the request comes from the permit holder along with the required renewal fee submitted to the building department prior to the expiration of the active permit. 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 will not be completed before 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 original permit fee. This new permit may be renewed under the provisions section 105.5.1.

105.5.3 Expired Permit. Any project which the permit has expired in excess of ninety (90) days will be eligible for application for a new permit for a fee which is equal to half the original permit fee. This new permit may be renewed under the provisions section 105.5.1.

Section 105.7 Placement of permit is hereby deleted in its entirety and the following section is substituted therefore:

105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project. A building *permit* card that is lost, stolen, laminated or damaged is subject to a replacement fee pursuant to the Fremont County Building Department Fee Schedule.

Subsection 107.1 Submittal Documents is hereby amended as follows:

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

- 1.) Site plan as described in section 107.2.6
- 2.) Foundation design including dimensions and reinforcing details
- 3.) Floor plan identifying dimensions, layout and intended use of 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 of the property being developed (Commercial and multi-family only)
- 8.) Fire Department Permit (Commercial and multi-family in Cañon City Fire District only).
- 9.) Other required 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 construction documents and other data needing to be prepared by a registered design professional if it is found that the nature of the work applied for is such that does not require engineering.

Subsections 107.1.1 and 701.1.2 are hereby added to read as follows:

107.1.1 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 drillers signature.
- 4.) A "Bulk Water/Cistern 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 1st, 1972 or on parcels which are thirty five acres or larger and must be accompanied by one of the following:
 - A) A written disapproval of a well 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 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.

- 5.) The Building Official is authorized to waive the submission of evidence of water requirements at time of application. Prior to the issuance of a Certificate of Occupancy, evidence of water shall be demonstrated as specified in section 107.1.1.

107.1.2 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 On-Site Wastewater Treatment System (OWTS) permit issued by the Fremont County Building/Environmental Health Department.
- 4) An Existing On-Site Wastewater Treatment System letter provided by the Fremont County Building Department, signed by the property owner and notarized by a legally commissioned Notary Public.

Prior to issuance of a Certificate of Occupancy, the On-Site Wastewater Treatment System must be installed, inspected and approved by the Fremont County Building/Environmental Health Department.

Section 107.2 through subsection 107.2.5 Construction Documents shall remain as published.

Subsection 107.2.6 is hereby amended as follows:

107.2.6 Site Plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing the configuration and all dimensions of the property, the size and location of the new construction and existing structures on the site, set back distances from property lines and any existing structures on the property. The location and names of any public or private roads adjacent to the property and an arrow indicating the direction of North. (Driveway access to the property will determine the front of the property and address) In the case of demolition the site plan shall show the construction to be demolished and all the existing structures or 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 is for alteration or repair or when otherwise warranted.

Section 108.3 Temporary Power is hereby deleted in its entirety.

Section 109.2 is hereby amended to read as follows:

109.2 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 109.3 is hereby amended to read as follows:

109.3 Building permit valuations. Building permit valuations shall include total value 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 the final building permit valuation shall be set by the building official.

Section 109.4 is hereby amended to read as follows:

109.4 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 109.6 is hereby amended to read as follows:

109.6 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 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 cost or plan review time.

Section 109.7 is hereby added:

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

Subsection 110.3.5 Lath, gypsum board inspection is hereby amended by deleting the Exception.

Subsection 110.3.11 is hereby amended as follows:

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

Section 117 is hereby added:

SECTION 117 CONTRACTOR LICENSING

117.1 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.

117.2 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, 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.

117.3 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. 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.

117.4 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 117.7)

117.5 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 editions.

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

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 Installers Certificate issued by the Colorado State Division of Housing.

Class E Limited Trade: Any person holding a Class E Limited Trade 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 license are derived from the International Building Code, the International Residential code and /or the International Energy Conservation Code in the currently adopted editions. Class E Limited Trade license are offered for (but not limited to) the following trades.

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

Class F Limited Trade: Any person holding a Class F Limited Trade 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 license are derived from the International Building Code, the International Residential code and /or the International Energy Conservation Code in the currently adopted editions. Class F Limited Trade license are offered for (but not limited to) the following trades.

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

117.6 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.

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 non-provisional license no later than 45 days after submission of a complete application.

117.6.1 License and Examination Fees. License, Examination and Replacement Fees shall be as specified in Table 117.6.1.

**Table 117.6.1
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		
Class A	General Contractor	\$120
Class B	General Contractor	\$100
Class C	General Contractor	\$100
Class E	Limited Trade Contractor (All Categories)	\$35
Class F	Limited Trade Contractor (All Categories)	\$25
	Re-examination (updated code requirement)	\$25
License Replacement Fee		
	New license replacement Identification Card	\$10

117.7 Expiration. All license shall expire on the last day of the twelfth (12th) 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 upon payment of the fees required by section 117.6.1 without re-examination provided that the renewal is completed within 45 calendar days after the expiration date of the license. Each licensee will receive expiration notification by mail approximately 30 calendar days prior to the expiration date.

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

117.8 Insurance Requirements. Upon application for a contractor’s license, the applicant shall submit to the Building 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 and the name of the company, the effective date, the expiration date and the limits of the policy. 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.

117.8.1 Insurance Coverage. General liability insurance shall have a minimum coverage requirement as specified in table 117.9.1.

Table 117.8.1
Minimum Insurance Coverage

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

*Combined Single Limit

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

117.10 Suspension or Revocation. Grounds for suspension or revocation of a contractor license or building permit issued by the Building Official are specified in the following sections. (117.10.1 through 117.10.4)

117.10.1 Letter of Reprimand. As used in this section, a letter of reprimand is an admonishment issued to a licensed contractor by the Building Official. Minor violations shall result in an official letter of reprimand to be placed in the contractor’s permanent file of records. Letters of reprimand are not intended for standard corrections resulting from an 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 permit;
- 4) Performing work that is beyond the scope of the contractor's license classification;
- 5) Verified complaint of abandonment of a project;
- 6) Multiple incidents of the same corrections being issued as a result of an inspection.

117.10.2 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) A contractor who uses their license to obtain a permit for work which they will not be supervising or performing;
- 3) Willfully providing false or misleading information on a permit application;
- 4) Failure or the 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 Table 117.8.1.
- 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 a twelve (12) month Period.

117.10.3 Suspension of License. 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 117.10.2 or any other act which causes or has potential to cause harm or damage to any person or any other person's property. Suspension of a license shall remain in effect until the violation (s) is (are) corrected to satisfaction of the Building Official but not to exceed ninety (90) calendar days. Work being performed under any active building permit, issued to a licensee whose license has been suspended, shall cease and desist in accordance with directions from the Building Official, until the license is reinstated or until the permit is transferred to another licensed contractor or the owner. Permit transfer may only be initiated by written consent of the owner of subject property.

117.10.4 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.

117.10.5 Revocation. Any contractor's license issued by the county is 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. Final decision shall be made by majority vote of the Board. Revocation shall remain in effect for a minimum of one (1) calendar year. Work being performed under any active building permit, issued to the licensee whose license has been revoked, shall cease and desist in accordance with directions from the Building Official, until the permit is transferred to another licensed contractor or the owner. Permit transfer may only be initiated by written consent of the owner of subject property.

117.10.6 Reinstatement. Any contractor wanting to reinstate their license after the one year revocation, must reapply for a new license from the county building department.

Chapter 11 is hereby amended by adding the following section:

1102.2 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). This contract shall guarantee to the Board that the specified number of accessibility points based on accessible residential units contained within the project as provided for in §9-5-105 Colorado Revised Statutes, as amended, shall be provided. The builder of each project shall be required to certify that these accessible and adaptable units will be in compliance with ICC/ANSI A117.1 standards.

Section 1202.2.1 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 1202.4.1.1 is hereby amended as follows:

The net area of ventilation openings for crawl spaces with uncovered earth floors shall be decreased from one (1) square foot of ventilation openings for each 150 square feet to one (1) square foot of ventilation openings for each 500 square feet.

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

Section 1210 is hereby added:

1210 LPG fired appliances. Liquid petroleum gas-burning appliances shall not be installed in a pit, crawlspace, basement or similar locations 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 a sealed combustion chamber.

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

**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 1809.5 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:

Section R202 MANUFACTURED HOME. Manufactured home means a structure which is built in a factory or other off-site location to comply with HUD 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) Climatic and Geographic Design Criteria 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 (fast mile)
Topographic Effects – No
Special Wind Region – No
Wind-borne Debris Zone – No
Seismic design category – B
Weathering – Severe
Frost line depth – 27 inches, minimum

Termite damage – Slight to moderate

Winter design temperature – 0

Ice barrier underlayment required – Yes

Flood hazards – a) 29 September 1989, b) 19 September 2007, c) 3 July 2012, Entered National Insurance Program 09/29/1989 through Resolution 81 Series of 1989, Flood Insurance Study Effective Date 09/19/2007, Panel Numbers begin with 08043C and are followed by Panel Map Numbers; 0050, 0075, 0100, 0125, 0150, 0175, 0225, 0250, 0275, 0300, 0325, 0350, 0375, 0400, 0425, 0450, 0500, 0525, 0550, 0575, 0600, 0605, 0607, 0608, 0609, 0615, 0675, 0700, 0750, 0775, 0800, 0825, 0850, 0855, 0856, 0857, 0860, 0870, 0900, 0925 all map numbers are followed by suffix “E” – Map Revised 07/03/2012, Panel Numbers begin with 08043C and are followed by Panel Map Numbers; 0617, 0619, 0620, 0626, 0627, 0628, 0629, 0633, 0634, 0635, 0636, 0637, 0638, 0639, 0641, 0642, 0643, 0644, 0663, 0664, 0665, all map numbers are followed by suffix “F”

(61 panels, 1 index)

Air freezing index – 2000

Mean annual temperature – 40

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

R301.6 Roof load. The roof live load 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”)

Subsection R302.5.1 Opening protection is hereby amended by deleting “equipped with a self-closing or automatic-closing device”

Section R303.4 is hereby amended to read as follows:

R303.4 Mechanical ventilation. Where the air infiltration rate of a dwelling is 5 air exchanges per hour or less where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa), the dwelling unit shall be provided with whole house ventilation. This section shall not be interpreted as requiring blower door testing.

Section R309.5 Fire sprinklers in private garages is hereby deleted in its entirety.

Section R313 Automatic Fire Sprinkler Systems is hereby amended as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses with 4 or more dwelling units.

R313.2 One- and two-family dwellings automatic fire sprinkler systems. is hereby deleted in its entirety.

Section R322.1 Flood-Resistant Construction is hereby deleted in its entirety and the following section is substituted therefore:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard areas 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 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 R326 Swimming Pools, Spas and Hot Tubs is hereby deleted in its entirety.

Section R327.3.1 Is hereby added:

R327.3.1 Battery Storage Location. If battery storage is proposed, the batteries shall be separated from habitable space of a dwelling unit by one of the following methods:

- 1) In a room or space not exceeding 850 square feet in area, providing a minimum separation of ½ inch gypsum board applied to the wall and ceiling framing.
- 2) In a manufactured battery storage cabinet in which it is installed in accordance with manufacturer's installation instructions and is listed and labeled for its intended use.
- 3) By an approved method provided in section R104.11 of the Building Code of Fremont County.

Section R327.5 is hereby amended to read as follows:

R327.5 Battery Storage Room Ventilation. Rooms where battery storage systems are installed, ventilation shall be by natural means to prevent the accumulation of hydrogen or other flammable gases during charging. Mechanical ventilation shall not be allowed in rooms for battery storage. The minimum net area of ventilation

shall not be less than 1 square foot for each 150 square feet of room area. Such ventilation requirement shall communicate directly to the exterior of the building, with 50 percent of the required ventilation located within 12 inches of the ceiling and 50 percent located within 12 inches of the floor.

Section R327.7 Is hereby added:

R327.7 Spill Containment. An approved method for the containment of a spill of electrolyte, shall be provided in storage areas containing batteries with liquid electrolyte.

Section R401.4 is hereby amended to read as follows:

R401.4 Soil Test. Where quantifiable data created by accepted soil science methodologies indicate expansive soils, compressible, shifting soils or other questionable characteristics are likely to be present, the *building official* may require a soils investigation or recommendation from a Colorado licensed engineer to demonstrate the foundation, at a particular location, has been designed to satisfy the intent of this section.

Section R402.1 is hereby amended to read as follows:

R402.1 Wood Foundations. Wood foundation systems shall be designed by a Colorado licensed architect or engineer and installed in accordance with the provisions of this code.

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

Section R403.1 Footings is hereby amended by adding the following sentence; All footings shall be designed and certified by a Colorado licensed architect or engineer.

Section R408.1and 408.2 Under-Floor Ventilation is hereby amended as follows:

The under-floor ventilation requirement shall be decreased from one (1) square foot for every 150 square feet to one (1) square foot in 500 square feet of under floor space.

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

Section R806.2 Roof Ventilation 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.

Chapters 24 through 43 are hereby deleted in their entirety.

C) **International Energy Conservation 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 N1102.4 (R402.4) Air leakage is hereby amended by deleting the word Mandatory.

Section N1102.4.1.2 (R402.4.1.2 Testing is hereby deleted in its entirety.

Section N1103.3.3 (R403.3.3) and N1103.3.4 (R403.3.4) Duct Testing is hereby deleted in its entirety.

Appendix Chapter E Manufactured Housing 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 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.

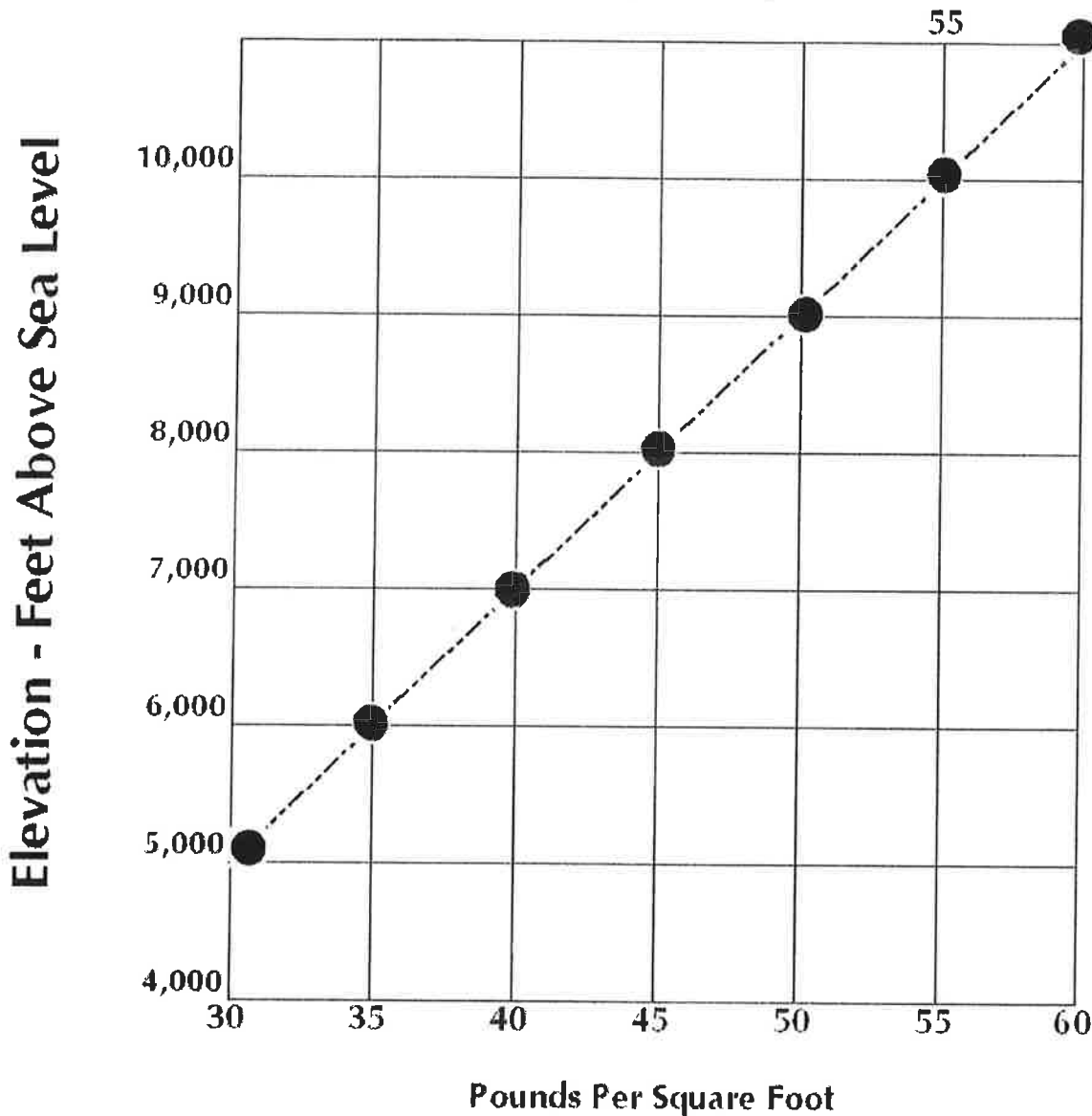
**SECTION AE201
PERMITS**

AE201.1 Initial Installation. A manufactured home shall not be installed on a foundation system. Reinstalled or added on to without first obtaining a permit from the Building Official. The Building Official shall issue the building permit along with the installation authorization form required by the Colorado Division of Housing Manufactured Housing Installation Program.

AE201.2 Additions, Alterations and Repairs. All additions, structural alterations or repairs to an existing manufactured home 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 an attachment method to the existing manufactured home along with any additional loading reinforcement needed for the existing structure.

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

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 08/02/2008