



# **Pikes Peak Regional Building Code**

**2017 Edition**

## **PREFACE**

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

Pikes Peak Regional Building Department (further cited as "Department") is responsible for the plan review, permitting, and inspection of all construction activity within the unincorporated areas of El Paso County, as well as the participating incorporated municipalities within the County. These currently include the Cities of Colorado Springs, Fountain and Manitou Springs and the Towns of Green Mountain Falls, Monument and Palmer Lake, as well as the City of Woodland Park.

The Department was formed by an Intergovernmental Agreement between the City of Colorado Springs and El Paso County in 1966 to provide uniform service to their jurisdictions. Then, in 1982, the suburban jurisdictions entered into the same service agreement for the administration and enforcement of their building and construction codes.

The Department performs plan reviews, issues permits, and inspects construction work within the scope of the building, mechanical, plumbing, electrical, and elevator codes, as well as enforces floodplain and enumeration regulations. The Department also licenses and registers contractors who perform work within the jurisdictions served.

The Department is governed by the Regional Building Commission, a three-member governing body consisting of an El Paso County Commissioner, a Colorado Springs Councilperson and a representative from one of the five suburban jurisdictions. The Building Commission is also responsible for approval of the Department budget.

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

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

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

As new Model Codes are developed and published, the Department reviews these codes and updates the Pikes Peak Regional Building Code. New Codes are promulgated every three years and used exclusively across the United States. This edition of the Pikes Peak Regional Building Code is the third to cite and adopt a majority of the International Codes promulgated by the International Code Council (ICC).

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

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

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

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# CHAPTER 1 – ADMINISTRATION

## SECTION RBC101 - GENERAL PROVISIONS

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

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

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

### Exceptions:

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

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

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

**RBC101.5 DEFINITIONS.** Unless otherwise stated, the following words and terms shall, for the

purposes of this Code, have the meanings shown as follows:

**Building Code.** Either the Commercial Building Code or the Residential Building Code, as applicable, in accordance with Chapter 3 of this Code.

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

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

**The Jurisdiction.** The applicable county or municipality having jurisdictional authority to adopt this Code.

**RBC101.6 LIABILITY OF OFFICERS.** The Building Official, the Regional Building Commission and any advisory boards appointed pursuant to any agreement in regard to the Pikes Peak Regional Building Department entered into between the City and the County of El Paso, or any employee charged with the enforcement of this Code acting in good faith and without malice for the Jurisdiction in the discharge of duties, shall not be rendered personally liable and is hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required by this Code or by reason of any act or omission in the discharge of duties. Any suit brought against the Building Official, the Regional Building Commission, any advisory boards or any employee because of any act or omission performed in the enforcement of any provisions of this Code, shall be defended by the Jurisdiction according to the location of the property that is the subject of the act or omission which resulted in the suit until final termination of the proceeding.

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

1. To one of the appropriate Advisory Committees under the Board of Review.
2. If the decision of the Advisory Committee is not favorable to this person, a further appeal of the decision of the committee may be made to the Board of Review. Recourse from any decisions of the Board is through the courts of El Paso County. Every appeal from a decision of the Building Official or a committee must be filed in

writing within thirty (30) calendar days from the date of the order or decision appealed from and filled within five (5) business days prior to the appeals hearing. It shall be lodged with the secretary of the board or committee, contain appropriate reference to the decision or order appealed from and specify the grounds of the appeal. An appeal from a decision of the Building Official or an Advisory Committee shall stay all proceedings in connection with the decision or order appealed from unless the Building Official certifies that a stay would cause imminent hazard to life or property. No appeal, however, shall stay the effect of a stop order.

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

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

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

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## SECTION RBC102 - BUILDING DEPARTMENT

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

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

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

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



## SECTION RBC103 - BUILDING OFFICIAL

### **RBC103.1 GENERAL POWERS AND DUTIES.**

The administrator of the Building Department, hereinafter known as the Building Official, is hereby authorized and directed to enforce all provisions of this Code.

### **RBC103.2 ACT AS DEPUTY PLUMBING INSPECTOR.**

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

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

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

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

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

perform any duty imposed upon the Building Official by this Code.

**RBC103.6 STOP WORK ORDERS.** Whenever any work is being done contrary to the provisions of this Code, the Building Official may order the work stopped by notice in writing served on any persons engaged in the doing or causing of work to be done, and any persons shall forthwith stop the work until authorized by the Building Official to proceed with the work.

### **RBC103.7 OCCUPANCY VIOLATIONS.**

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

### **RBC103.8 COOPERATION OF OTHER OFFICIALS.**

The Building Official may request, and shall receive so far as may be necessary in the discharge of the Building Official's duties, the assistance and cooperation of other officials of the Jurisdiction.

### **RBC103.9 AUTHORITY TO DISCONNECT UTILITIES.**

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

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

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

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

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

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## SECTION RBC104 - APPLICATION OF REGULATIONS

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

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

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

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

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

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

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

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

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

### **RBC104.4 REPAIRS TO ROOF COVERINGS.**

Not more than twenty-five percent (25%) of the roof covering of any building or structure shall be replaced in any twelve (12) month period unless the new roof covering is made to conform to the requirements of the Building Code for new buildings or structures.

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

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

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

**RBC104.7.1 Acceptance Tests.** Whenever there is insufficient evidence of compliance with the provisions of this Code, evidence that any material or any construction does not conform to the requirements of this Code, or in order to substantiate claims for alternate materials or methods of construction, the Building Official may require tests as proof of compliance to be made at the expense of the owner or the owner's agent by an approved testing agency.

Test methods shall be as specified by the Building Code for the material in question. If there are no appropriate test methods specified in the Building Code, the Building Official shall determine the test methods.

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

**RBC104.8 MODIFICATIONS.** Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Building Official may grant modifications for individual cases, provided the Building Official shall first find that a special individual reason makes the strict letter of this Code impractical and that the modification is in conformity with the intent and purpose of this Code, and that the modification does not lessen any life safety or fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the Building Department.

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## SECTION RBC105 - PERMITS

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

**RBC105.1.1 Annual Permit.** The Building Official may issue an annual permit to a licensed contractor in lieu of an individual permit. The annual permit issued shall be for a specific scope of work and discipline. Inspections and record submittal shall be as determined by the Building Official.

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

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

Permits shall not be required for the following:

1. One-story, detached, unheated, *accessory structures* as defined by the International Residential Code, provided that the floor area does not exceed two hundred (200) square feet.
2. One-story, detached, unheated buildings used for weather protection, storage or similar commercial uses provided that the floor area does not exceed one hundred-twenty (120) square feet.
3. Fences not more than seven (7) feet in height.
4. Oil derricks, flagpoles and private antennas.
5. Retaining walls not more than four (4) feet in height measured from the lower grade to the upper grade, unless supporting a surcharge from a structure or a grade slope greater than two (2) units horizontal to one (1) vertical or impounding Class I, II, or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons and the ratio of height to diameter or width does not exceed two (2) to one (1).
7. Water tanks of any size and any accessory equipment under the direct control of a utility purveyor located completely below grade.
8. Private sidewalks, driveways, and platforms supported directly upon grade. Any steps created must comply with the applicable provisions of the Building Code.
9. Detached decks in conjunction with one- and two-family dwellings not exceeding 200 square feet in area that are not more than thirty (30) inches above grade at any point within thirty six (36) inches of the deck perimeter and do not serve the required egress door.
10. Replacement of any windows or fixed glazing unless the rough opening dimensions are modified. Replacement of any window required as an emergency escape and rescue opening and safety glazing required due to a hazardous location must comply with the applicable provisions of the Building Code.
11. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
12. Swimming pools accessory to one- and two-family dwellings and not regulated by this Code.
13. Repairs to roofing and / or siding when the repair constitutes less than one hundred (100) square feet.
14. Swings and other playground equipment.
15. Window awnings supported by an exterior wall which do not project more than fifty-four (54) inches from the exterior wall and do not require additional support of one- and two-family dwellings and accessory structures.
16. Movable cases, counters, and partitions not over five (5) feet nine (9) inches in height.
17. Hydraulic flood-control structures.
18. Pedestrian and vehicular bridges not directly serving or constructed as part of a building.
19. The removal and reinstallation of plumbing fixtures provided the work does not involve the replacement or rearrangement of drain, waste, vent or water pipes;
20. Portable heating, ventilating or cooling units;
21. Evaporative coolers in connection with one- and two-family dwellings, where no structural elements or components are modified.
22. Agricultural buildings and agricultural structures located in the County, as defined by the El Paso County Land Development Code.
23. Non-public, non-residential buildings located in the A-35 District in the County, as defined by the El Paso County Land Development Code.

**RBC105.2.2 Electrical Equipment.** No permit is required when the work performed is conducted by the personnel of, or for the use of the public



telephone and telegraph and messenger call companies operating under regular franchise granted by the Jurisdiction and under bond to the Jurisdiction or other public or private utilities that desire to install electrical wiring, electrical fixture, appliances or apparatus on:

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

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

**RBC105.2.3 Emergency Work.** All work performed on an emergency basis, as determined by the Building Official, to maintain an existing service or to maintain an existing installation, building or structure, where the maintenance is necessary to protect life or property, shall not be subject to penalty if application for any required permits is made within seventy-two (72) hours after commencement of the emergency work.

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

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

### **RBC105.3 APPLICATION FOR PERMITS.**

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

1. Identification and description of the work to be considered as the scope of the permit;
2. Description of the land on which the proposed work is to be done, by lot, block, tract, and house and street address or similar description that will readily identify and definitively locate

the proposed building or work;

3. Identification and description of the proposed use and occupancy classification of all parts of the building;
4. Complete construction documents as required by Section RBC106 of this Code.
5. A statement as to the valuation of the proposed work;
6. The signature of the applicant or the applicant's authorized agent, who may be required to submit evidence to indicate this authority; and
7. Any other reasonable information as may be required by the Building Official.

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

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

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

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

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

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

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

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

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

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

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

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

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

**RBC105.9.1 Administratively Closed Permits.** Any permit issued by the Building Official under the provisions of this Code shall be administratively closed to further inspection requests if the permit holder does not request a valid inspection for the authorized work within six (6) months from the date of issuance of the permit or if the building or authorized work is suspended or abandoned at any time after the work is commenced for a period of six (6) or more months.

**RBC105.9.1.1 Fee to Re-Open a Permit.** Before work can be recommenced, a fee equal to one-half (½) the amount required for the original permit shall be paid; provided no changes have been made or will be made in the original construction documents and provided, further, that suspension or abandonment has not exceeded one (1) year.

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

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

1. The permit holder does not request a valid inspection for the authorized work within one (1) year from the date of issuance of the permit, or the building or work authorized by

the permit is suspended or abandoned at any time after the work is commenced for a period of one (1) year; and

2. The authorized work is not substantially complete in the opinion of the Building Official.

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

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

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

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

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

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

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

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

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

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

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

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

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

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## SECTION RBC106 - CONSTRUCTION DOCUMENTS

### **RBC106.1 GENERAL REQUIREMENTS.**

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

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

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

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

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

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

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

### **RBC106.1.3 Design Professional Required.**

Construction documents requiring preparation by an architect or an engineer as specified herein shall be prepared by and bear the stamp and signature of an architect licensed in the State of Colorado or a professional engineer registered in the State of Colorado. The professional preparing these plans shall be responsible for the structural integrity of the entire system to include but not be limited to footings, foundations, walls, roof and all similar building systems.

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

#### **Exceptions:**

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

### **RBC106.2 EXAMINATION OF DOCUMENTS.**

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

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

**RBC106.3 APPROVAL OF DOCUMENTS.**

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

**RBC106.4 AMENDED CONSTRUCTION DOCUMENTS.**

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

**RBC106.5 DISTRIBUTION OF DOCUMENTS.**

One set of approved construction documents shall be returned to the applicant to be kept on the job site at all times while the authorized work is in progress, and one approved set shall remain in the office of the Building Department and shall be retained for a period of not less than ninety (90) calendar days after date of completion of the work.

**RBC106.6 EXPIRATION OF PLANS.**

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

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

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## SECTION RBC107 - TEMPORARY STRUCTURES AND USES

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

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

**RBC107.3 TEMPORARY POWER.** The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued.

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

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

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

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

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## SECTION RBC108 - PERMIT FEES

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

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

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

**RBC108.4 WORK COMMENCING BEFORE PERMIT ISSUANCE.** Any person who commences work on a building, structure, electrical, gas,

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

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

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

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

## SECTION RBC109 - INSPECTIONS

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

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

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

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

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

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

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

**6. Roof dry-in (Tile roof).** After all underlayment, batten strips and sub-flashing are in place. Before any tile is stocked or installed on roof.

**7. Frame.** When framing is complete, after mechanical, plumbing and electrical inspections are made. Fireplaces, flues, blocking, bracing and exterior sheathing shall be in place. Exterior finish is optional as required by the inspector. Windows and doors shall be installed and roof in place so that the house is dried in. No interior lathing or wallboard or any insulation shall be installed at this time.

**8. Insulation.** Upon installation of insulation that is subject to concealment and after the framing inspection has been conducted. No interior lathing or wallboard shall be installed at this time.

**9. Lath.** After all interior and exterior lathing is installed, but before any plaster or stucco has been applied.

**10. Final.** Upon completion of all construction and site improvements and prior to occupancy.

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

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

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

- 1. Service.** After installation of all service conductors, grounding of electrode system and bonding of equipment.

2. **Underground.** After installation of all underground conductors or conduit and prior to backfill.
3. **Rough In.** After installation of all conduit, semi-rigid piping or wiring being in place, prior to covering.
4. **Final.** After all work is completed and equipment, fixtures and systems are operating.

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

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

required, a meter will be ordered at this time.

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

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

**RBC109.2.6 Manufactured Building Inspections for Non-permanent Foundations.** The following inspections shall be completed by either a building, mechanical, plumbing, electrical or combination inspector, as applicable.

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



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

**RBC109.4 ENERGY CONNECTIONS.** No person shall make connections from a source of energy to any system or equipment regulated by this Code and for which a permit is required until approved by the Building Official.

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

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

**RBC109.7 SPECIAL INSPECTIONS.**

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

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

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

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

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

**RBC109.8.1 Proximity of Plans to Card.** The approved construction documents required by Section RBC106.2 of this Code shall be available and located within a reasonable proximity to the inspection record card to allow inspection of the plans on the job site.

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

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

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

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

## SECTION RBC110 - CERTIFICATES OF OCCUPANCY

### RBC110.1 CERTIFICATE REQUIRED.

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

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

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

**Exception:** A new certificate of occupancy is not required when the change of use is from a Group B to Group M occupancy or vice versa provided the resulting occupant load does not exceed fifty (50) occupants.

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

1. The use and occupancy for which the certificate is issued.
2. A statement that the floor load signs have been installed, as follows:

The live load for which each floor or part thereof of a commercial or industrial building is or has been designed shall be conspicuously posted by the owner in that part of each story in which it

applies, using a durable metal sign, and it shall be unlawful to remove or deface these notices. The occupant of the building shall be responsible for keeping the actual load below the allowable limits.

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

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

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

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

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

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



## SECTION RBC111 - BOARD OF REVIEW AND ADVISORY COMMITTEES

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

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

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

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

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

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

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

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

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

all applicants and attest as to their fitness and qualifications for licenses and registrations.

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

**RBC111.4.1 Technical Committee.** The Technical Committee shall review all appeals with power and authority to interpret and recommend minor variances from this Code. The Technical Committee shall be composed of seven (7) members as follows:

1. Architect licensed by the State of Colorado
2. Professional Engineer licensed by the State of Colorado (civil - structural)
3. Building Contractor A, B or C
4. Mechanical Contractor A
5. Electrical Contractor licensed by the State of Colorado
6. Master Plumber licensed by the State of Colorado
7. Building Contractor D, E or subcontractor

**RBC111.4.2 Licensing Committee.** The Licensing Committee shall be primarily responsible for testing and reviewing all applicants for licenses and the performance of work required under the Commercial Building Code, the Residential Building Code, the Existing Building Code, the Mechanical Code, the Fuel Gas Code, the Energy Conservation Code, the Manufactured Building Code and review of applicants for registration under the Electrical and Plumbing Codes as well as the performance of work under the Elevator and Escalator Safety Code. The Licensing Committee shall be composed of seven (7) members as follows:

1. Architect licensed by the State of Colorado
2. Professional Engineer licensed by the State of Colorado (mechanical) or Mechanical Contractor A
3. Building Contractor A
4. Contractor (building or mechanical)
5. Building Contractor C
6. Officer of a financial institution
7. Citizen at Large

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

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

**RBC111.5.2 Terms.** A term of service shall be for three (3) years unless to fill an unexpected vacancy. After the three (3) year term is completed, members shall serve as an alternate member for an additional two (2) years. In the event that a quorum cannot be established, an alternate member may be asked to attend prior to the scheduled meeting.

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

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

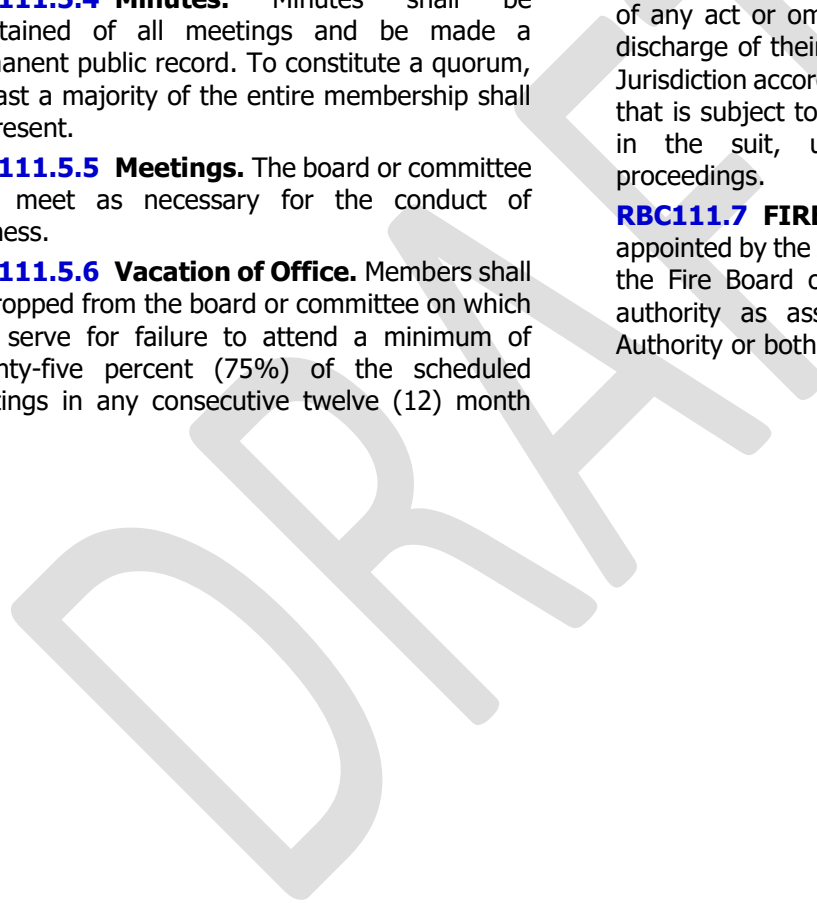
**RBC111.5.5 Meetings.** The board or committee shall meet as necessary for the conduct of business.

**RBC111.5.6 Vacation of Office.** Members shall be dropped from the board or committee on which they serve for failure to attend a minimum of seventy-five percent (75%) of the scheduled meetings in any consecutive twelve (12) month

period unless, in the opinion of the appointing Council or Commission, good cause can be shown for failing to be present at the meetings. Such dismissal shall constitute the conclusion of one term of service.

**RBC111.6 LIABILITY OF MEMBERS.** No member of any board or committee provided for herein, acting in good faith and without malice for the Jurisdiction in the discharge of their duties shall thereby render themselves personally liable. All board and committee members are hereby relieved from all personal liability for any damage that may accrue to persons or property as a result of any act required, or by reasons of any act or omission related to the discharge of their duties. Any suit brought against a member or members of the board or any committees, as provided for herein, because of any act or omission performed by them in the discharge of their duties, shall be defended by the Jurisdiction according to the location of the property that is subject to the act or omission that resulted in the suit, until final termination of the proceedings.

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



## SECTION RBC112 - DANGEROUS BUILDINGS

### RBC112.1 GENERAL PROVISIONS.

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

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

**RBC112.1.2.1 Purpose.** It is the purpose of these provisions to provide a just, equitable, and practicable method, to be cumulative with and in addition to, any other remedy provided by this Code, or the Housing Code, as applicable, or otherwise available at law, whereby buildings or structures that from any cause endanger the life, limb, health, morals, property, safety, or welfare of the general public or their occupants, may be required to be repaired, vacated or demolished.

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

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

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

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

All buildings or structures within the scope of this Section and all construction or work for which a permit is required shall be subject to inspection by

the Building Official in accordance with and in the manner provided by this Section RBC109 of this Code.

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

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

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

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

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

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

**Dangerous Building.** For the purpose of Section RBC112 of this Code, any building or structure that has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that the conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
2. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half (1½) times the working stress or stresses allowed in this Code for new buildings of similar structure, purpose or location.
3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose or location.
4. Whenever any portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
5. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is found to be of insufficient strength or stability, or it is not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half (½) of that specified in this Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in this Code for new buildings.
6. Whenever any portion thereof has cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
7. Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of:
  - 7.1. Dilapidation, deterioration or decay;
  - 7.2. Faulty construction;
  - 7.3. Removal, movement or instability of

any portion of the ground necessary for the purpose of supporting the building;

- 7.4. Deterioration, decay or inadequacy of the foundation; or
- 7.5. Any other cause.
8. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
9. Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (1/3) of the base.
10. Whenever the building or structure, exclusive of the foundation, shows thirty-three percent (33%) or more damage or deterioration of its supporting member or members, or fifty percent (50%) damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
11. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become:
  - 11.1. An attractive nuisance to children;
  - 11.2. A harbor for vagrants, criminals or immoral persons; or as to
  - 11.3. Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
12. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to the building or structure provided by this Code, the Housing Code, or of any law or ordinance of the State or City relating to the condition, location or structure of buildings.
13. Whenever any building or structure that, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion, less than fifty percent (50%), or in any supporting part, member or portion, less than sixty-six percent (66%) of the:
  - 13.1. Strength;
  - 13.2. Fire-resistance rating characteristics; or
  - 13.3. Weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in

the same location.

14. Whenever a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, air or sanitation facilities or otherwise, is determined by the Health Officer to be unsanitary, unfit for human habitation or in a condition that is likely to cause sickness or disease.
15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Chief to be a fire hazard.
16. Whenever any building or structure is in a condition to constitute a public nuisance known to the common law or in equity jurisprudence.
17. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to constitute a building or portion thereof as an attractive nuisance or hazard to the public.

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

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

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

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

**RBC112.2.4 Notice and Order to Abate.** The Building Official shall issue a notice and order

directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient to identification of the premises upon which the building is located.
2. A statement that the Building Official has found the building to be dangerous, with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section RBC112.1.7 of this Code.
3. A statement of the action required to be taken, as determined by the Building Official.
  - 3.1. If the Building Official has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within an appropriate amount of time (not to exceed sixty (60) calendar days from the date of the order) and completed within an appropriate amount of time as the Building Official determines to be reasonable under all of the circumstances.
  - 3.2. If the Building Official has determined that the building or structure must be vacated, the order shall require that the building or structure shall be vacated within a time certain from the date of the order as determined by the Building Official to be reasonable.
  - 3.3. If the Building Official has determined that the building or structure must be demolished, the order shall require that the building be vacated within an appropriate amount of time as the Building Official determines to be reasonable (not to exceed sixty (60) calendar days from the date of the order); that all required permits be secured therefor within sixty (60) calendar days from the date of the order, and that the demolition be completed within an appropriate amount of time as the Building Official determines to be reasonable.
4. Statements advising that if any required repair or demolition work (without vacation also being required) is not commenced within the time specified, the Building Official:
  - 4.1. Will order the building vacated and



posted exit to prevent further occupancy until the work is completed; and

4.2. May proceed to cause the work to be done and charge the costs thereof against the property or its owner.

5. Statements advising:

5.1. That any person having any record title or legal interest in the building may appeal from the notice and order or any action of the Building Official to the Board of Appeals, provided the appeal is made in writing as provided in the Code, and filed with the Building Official within thirty (30) calendar days from the date of service of the notice and order; and

5.2. That failure to appeal will constitute a waiver of all right to an administrative hearing and determination of the matter.

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

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

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

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

**RBC112.2.5.2 Method of Service.** Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of the notice and order by certified mail, postage prepaid, return receipt requested, to the person at the address as it appears on the assessment roll of the County or as known to the Building Official. If no address of any persons so

appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to the person, at the address of the building involved in the proceedings. The failure of any person to receive the notice shall not affect the validity of any proceedings taken under this Section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.

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

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

**DANGEROUS BUILDING**

**DO NOT OCCUPY**

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

**Building Official**

**Pikes Peak Regional Building Department**

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

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

1. That the building is a dangerous building;

and

2. That the owner is being so notified.

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

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

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

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

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

**RBC112.2.9 Vacant Buildings.**

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

**RBC112.2.9.2 Order to Cleanup and Secure.** In the event the owner, operator or other person

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

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

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

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

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

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

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

shall be governed by the provisions of Section RBC112.4 of this Code and applicable provisions of City Tax Code.

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

**RBC112.2.10 Emergency Orders.**

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

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

**RBC112.2.10.3 Failure to Comply.** In the event that the person to whom the emergency order is issued fails or refuses to immediately comply therewith, the Building Official may request, without prior notice to any party, that the City Engineer take any action as required by the terms of the emergency order. The provisions of Section RBC112.4 of this Code shall apply to any emergency abatement.

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

**RBC112.3 APPEALS AND HEARINGS.**

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

calendar days from the date of the service of the order a written appeal containing:

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

**RBC112.3.2 Failure to Appeal.** Failure of any person to file an appeal in accordance with the provisions of Section RBC112.3.1 of this Code shall constitute a waiver of that person's right to an administrative hearing and adjudication of the notice and order, or any portion thereof.

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

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

As soon as practicable, after receiving the written appeal, the Board of Appeals shall fix a date, time and place for the hearing of the appeal by the Board. This date shall not be less than ten (10)



calendar days nor more than sixty (60) calendar days from the date the appeal was filed with the Building Official. Written notice of the time and place of the hearing shall be given at least ten (10) calendar days prior to the date of the hearing to each appellant by the secretary of the Board either by causing a copy of the notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at the appellant's address shown on the appeal.

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

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

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

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

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

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

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

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

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

**RBC112.3.8 Subpoenas.**

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

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

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

**RBC112.3.9 Conduct of Hearing.**

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

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

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

objection in civil actions in courts of competent jurisdiction in this State.

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

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

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

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

**RBC112.3.9.7 Official Notice.**

**RBC112.3.9.7.1 What May be Noticed.**

In reaching a decision, official notice may be taken, either before or after submission of the case for decision, of any fact that may be judicially noticed by the courts of the State, or of official records of the Board or Departments and ordinances of the City, or rules and regulations of the Board.

**RBC112.3.9.7.2 Parties to be Notified.**

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

**RBC112.3.9.7.3 Opportunity to Refute.**

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

**RBC112.3.9.7.4 Inspection of the Premises.** The Board or the hearing

examiner may inspect any building or premises involved in the appeal during the course of the hearing provided that:

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

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

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

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

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

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

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

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

in support of the decision. By leave of the Board, any party may present oral argument to the Board.

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

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

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

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

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

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

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

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

1. The Building Official shall cause the building described in the notice and order

to be vacated by posting at each entrance thereto a notice reading:

**DANGEROUS BUILDING**

**DO NOT OCCUPY**

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

**Building Official**

**Pikes Peak Regional Building Department**

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

**RBC112.3.13 Extension of Time.** Upon receipt of an application from the person required to conform to the order and an agreement by this person that this person comply with the order if allowed additional time, the Building Official may, with discretion, grant an extension of time, not to exceed an additional one hundred twenty (120) calendar days within which to complete ordered repair, rehabilitation, or demolition, if the Building Official determines that an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, rehabilitation, or demolition of the

premises and will not in any way affect or extend the time to appeal any notice or order.

**RBC112.3.14 Work Performance on Repair or Demolition.**

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

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

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

**RBC112.4 RECOVERY OF COSTS**

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

notice pursuant to Section RBC112.2.5 of this Code.

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

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

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

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

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



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

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

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

may upon sixty (60) calendar days notice declare the entire balance due and payable.

**RBC112.4.5 Contest Assessment.** The validity of any assessment made under the provisions of Section RBC112 of this Code shall not be contested in any action or proceeding unless the same is commenced within thirty (30) calendar days after the assessment is placed upon the assessment roll as provided herein. Any appeal from a final judgment in the action or proceeding must be perfected within thirty (30) calendar days after the entry of the judgment.

**RBC112.4.6 Lien of Assessment.**

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

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

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

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

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

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

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## CHAPTER 2 – CONTRACTOR LICENSING

### SECTION RBC201 - GENERAL PROVISIONS

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

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

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

**Examinee.** An individual who:

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

9. Shall have other responsibilities as are defined in this Code.

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

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

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

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

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

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

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

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

**RBC201.4.2 Residential Construction Consulting.** All persons or entities that engage in the business of residential construction consulting, as defined in Section RBC201.2 of this Code, are

prohibited from engaging in this conduct or work unless this individual or entity has first met the licensing requirements and obtained the appropriate license to perform the construction work. This provision is not intended to regulate the activities of building design professionals.

**RBC201.5 APPLICATION AND QUALIFICATIONS.** Applications for licenses and registrations shall be on forms supplied by the Building Department and shall require such information as the appropriate Committee may request, and shall be accompanied by the required fees as set out in Section RBC202 of this Code. Applicants shall be at least eighteen (18) years of age.

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

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

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

**RBC201.6.2 Notice; Licensing.**

**RBC201.6.2.1 Contractor License Applicants.** The Building Official shall cause to be published in a local newspaper with regional coverage a list of all contractor license applicants and solicit commentary from the public at least two (2) weeks prior to consideration of the licenses by the Board of Review.

**RBC201.6.2.2 Conditional Licenses.** When recommended for approval by the appropriate advisory committee, a conditional license, limited to one permit, may be issued by the Building Official, pending review by the Board of Review. Except in cases where fraud or falsification of the application can be shown, the applicant shall be

permitted to complete this one permit issued under this conditional license.

**RBC201.6.2.3 Provisional Licenses.** When approved by the Building Official, a provisional license subject to the appropriate limitations may be issued for the purpose of demonstrating experience. The license shall be limited to six (6) months and subject to release by the Board of Review.

**RBC201.6.2.4 Issuance; Fee.** If, in the opinion of the Board of Review, after recommendation by the appropriate Advisory Committee, the applicant for a license is qualified by knowledge, training, and experience to do the type of work envisioned under the specific contractor's license applied for, it shall direct the Building Official to issue the applicant a license upon payment of the annual fee prescribed in Table RBC202.6 of this Code, and upon providing evidence of the required insurance. Each annual fee shall be in addition to the application fee. As concerns evidence of knowledge, the successful passing of examinations required by this jurisdiction shall be deemed prima facie evidence of the requisite knowledge of contractor's examinee. Determination and evaluation of experience and training shall be accomplished by the respective Committees under guidelines set forth from time to time by the Building Official.

**RBC201.6.3 Special Limited Licenses.** Any Board or Committee referred to in Section RBC111 of this Code may recommend, and the Board of Review shall have the authority to grant to any applicant, a special limited license, for the sole purpose of evaluating the training and experience of an applicant who has otherwise fulfilled all the Code requirements prerequisite to the granting of any contractor's license. This special limited license shall be issued only for work authorized under the specific contractor's license applied for by the applicant, and shall terminate after the completion of work done pursuant to any permits issued for work covered by the special limited license. The Committee shall, after completion of the work authorized by any permits, cause the work to be reviewed and shall report their recommendations concerning the applicant's qualifications in the license category applied for to the Board of Review for its consideration of the original application for the specific contractor's license requested.

**RBC201.6.4 Requirements.** No permits shall be issued to any contractor who has not first obtained a license or registration as required in this Code, or who is delinquent in the payment of the respective annual fee, or whose license or registration has been suspended or revoked by action of the Board of Review.



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

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

**RBC201.6.6 Felony; Criminal Fraud.** No person or entity convicted by a court having competent jurisdiction of a felony, or for civil or criminal fraud, constructive or actual, for work related to any license issued by this jurisdiction, or for work related to the building trades in any jurisdiction, shall be granted a license or registration, or serve as an examinee for a contractor in this jurisdiction.

**RBC201.7 INSURANCE REQUIREMENTS.**

**RBC201.7.1 Insurance Certificate.** Before a license or registration can be issued, the contractor shall file with the Building Official a certificate signed by a licensed agent of an insurance company stating that the worker's compensation and general liability (including premises/operations

and products/ completed operations) policies required by this Code have been issued to the contractor. This certification shall include the policy number or numbers, the name of the company, the effective and expiration dates, and the limits of the policies. The minimum required insurance coverage shall be in accordance with Table RBC201.7 of this Code.

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

**Table RBC201.7 INSURANCE REQUIREMENTS.**

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

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

**RBC201.8 RESPONSIBILITY OF CONTRACTORS.**

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

**RBC201.8.2 Unsafe Conditions.** It shall be the responsibility of each mechanical contractor and

heating mechanic IV to report unsafe equipment and conditions to the serving gas supplier. Unsafe conditions are defined as those that constitute a fire or health hazard or are otherwise dangerous to human life.

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

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

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

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

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

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

**RBC201.10.4 Renewal with Fees.** Failure to renew a license within this (45) calendar day period after the expiration date of the license will require payment of a penalty at (1/2) of the license fee if renewed within ninety (90) days of the expiration date. After (90) days to (135) days the penalty will be equal to the license fee, after (135) days up to (180) days the penalty will be equal to

twice the license fee. All requests for renewals after (180) days from the expiration date shall require payment of all fees accrued, re-application, examination, evaluation by the respective Committee, and approval by the Board of Review.

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

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

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

**RBC201.11.1 Definitions.**

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

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

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

**Revocation.** "Revocation" as used in this section shall be defined as the removal of a contractor's license or registration or the right of a contractor's principals or examinee or registrant to serve as a contractor or examinee or registrant for another contractor for an unlimited time. Upon revocation of a license or registration, the contractor shall immediately stop all work underway that is

covered by this Code. This work shall not resume until an appropriately licensed or registered contractor obtains a permit for the work.

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

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

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

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

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

**RBC201.11.2.2 Form of Notice.** The contractor and/or its examinee or registrant shall be given a

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

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

**RBC201.11.2.4 Advisory Committee Powers.** An Advisory Committee, after review of the evidence presented, shall have the power by majority vote to have an incident report or letter of reprimand entered into the contractor's and/or the contractor's examinee's or registrant's permanent files if any of these have been found to have violated provisions of this Code. If the committee finds evidence of any act or omission set out in Section RBC201.11.3 of this Code, it may recommend that the evidence be heard by the Board of Review. Any such hearing shall be held pursuant to the provisions of Sections RBC201.11.2.2 and RBC201.11.2.3 of this Code above.

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

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

**RBC201.11.3 Punishable Acts and Omissions.** The following actions shall be considered punishable:

1. Willfully violating any provisions of this Code including any codes which are adopted by reference.
2. Failure to comply with any lawful order of the Building Official or of any other authorized representative employed by the Building Department pertaining to the administration of this Code and the codes which have been adopted by reference.
3. Using a contractor's license to obtain permits required under this Code for work that will not be performed by or supervised by the contractor.
4. Misrepresentation by an applicant of a material fact when applying for a contractor's license.
5. Failure to obtain a proper permit for any work for which a permit is required by virtue of this Code.
6. Commitment of any act of willful and wanton negligence in the conduct of the contractor's or other person's specific trade or business on work done by the contractor or other person that is regulated by the provisions of this Code.
7. Ordinary negligence of the contractor or other person, evidenced by letters of reprimand and/or incident reports received by the contractor within a three (3) year time period that are, in the judgment of the Board of Review, sufficient in number and severity to warrant revocation or suspension of the contractor's license.

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

1. Registrations within this jurisdiction shall be automatically revoked or suspended upon revocation, suspension or refusal to renew any required Colorado state license.
2. Any license or registration within this jurisdiction shall be automatically suspended upon lapse, cancellation, or reduction of insurance coverage below that required by Section RBC201.7 of this Code. This suspension shall remain in effect until proof of the reinstatement of the required coverage is presented to the Building Department. Failure to present this proof within twelve (12) months from the date of the lapse, cancellation, or reduction shall result in automatic revocation of the license or

registration.

3. Conviction by a court having competent jurisdiction of the contractor and/or its examinee or registrant for a felony, or for civil or criminal fraud, constructive or actual, for work related to any license under this Code, shall result in automatic revocation of the license or registration and revocation of the right of the examinee, registrant, or principals of the contractor to serve as contractor or examinee or registrant for another contractor after notification by the Board of Review. The notification shall be served personally or posted by certified mail, return receipt requested, to the last known mailing address.

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

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

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

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

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## SECTION RBC202 - LICENSE AND REGISTRATION FEES

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

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

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

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

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

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

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

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

## SECTION RBC203 - BUILDING CONTRACTORS

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

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

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

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

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

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

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

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

the opinion of the Building Official the work to be performed is minor and does not affect the structure or safety of the building, the holder of this license may also contract for nonstructural repair and remodeling of all buildings with the exception of Group A, E, I, and H occupancies, or buildings that require Type I construction.

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

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

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

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

#### **Exceptions:**

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

**RBC203.5.4 MOVING CONTRACTOR D-4.**

This license shall entitle the holder to contract for the moving of buildings and structures along the roads and streets within the Jurisdiction.

**RBC203.5.5 SIGN CONTRACTOR D-5A.**

This license shall entitle the holder to contract for the erection, enlargement, moving and maintenance, or removal of all signs governed under this Code. A Building Contractor A or B may also perform the functions of a Sign Contractor D-5A.

**RBC203.5.6 SIGN CONTRACTOR D-6B.**

This license shall entitle the holder to perform all work of a Sign Contractor A except for free-standing signs over twenty (20) feet high and electric signs.

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

**RBC203.5.7 FIRE SUPPRESSION**

**CONTRACTOR 7 – 11.** See Section RBC207 of this Code.

**RBC203.6 BUILDING CONTRACTOR E (MAINTENANCE AND REMODELING).**

This license shall entitle the holder to contract for the construction, alteration and repair of structures accessory to one and two-family dwellings not intended as enclosed habitable space such as decks, fences, sheds, patio covers, and detached garages and workshops and for interior non-structural repair or remodeling of one- or two-family dwellings.

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

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

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

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

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

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



## SECTION RBC204 - MECHANICAL CONTRACTORS

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

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

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

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

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

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

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

This license shall authorize the contractor to obtain permits for and perform the installation, replacement or service and repair of commercial refrigeration systems. Employees of the contractor shall also be appropriately licensed to install, replace, service and repair these systems and equipment.

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

- 4. Residential Remodeling Contractor.** This license shall authorize the contractor to obtain permits for and perform the installation, replacement or service and repair of duct work serving heating, ventilating and air conditioning systems in existing one- and two-family dwellings and accessory structures of not more than three (3) stories in height.

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

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

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

**RBC204.4 EXAMINATION.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Mechanical Committee shall review applications and examinations, and make appropriate

recommendations to the Board of Review for the grades of licenses that follow. There shall be no application fees for these licenses; however, Heating Mechanic I and IV applicants shall pay a ten dollar (\$10.00) examination fee. License fees shall be as set forth in Section RBC202.6 of this Code.

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

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

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

replacement of the piping. The applicant for a Heating Mechanic IV license shall demonstrate proficiency in the use and calibration of a combustible gas indicator and a carbon monoxide detection instrument. At the time of license renewal, the mechanic must provide proof of having satisfactorily completed, within the last year, at least six (6) hours of technical training by an agency approved by the Building Official. Failure to provide this information shall constitute grounds for denying license renewal.

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

**RBC204.6.1 Requirement to Carry a License.** Any mechanic licensed pursuant to this Section shall be required to carry on his or her person the licensee's current license at all times while he or she is working in the mechanical trade.

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

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

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

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



## SECTION RBC205 - PLUMBING & WATER CONNECTED APPLIANCE CONTRACTORS

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

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

**RBC205.2.1 Application and Examination.** In accordance with Sections RBC201.5 and RBC201.6 of this Code, the Mechanical Committee shall review applications and examinations, and make appropriate recommendations to the Board of Review for water connected appliance contractors.

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

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

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

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## SECTION RBC206 - ELECTRICAL CONTRACTORS

### **RBC206.1 COLORADO LICENSE REQUIRED.**

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

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

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## SECTION RBC207 - FIRE SUPPRESSION CONTRACTORS

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

### **RBC207.2 DEFINITIONS**

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

**JOB SITE.** The area covered by the system permit, except that in residential construction it may include any residential construction located immediately adjacent thereto.

### **MULTIPURPOSE FIRE SPRINKLER SYSTEM.**

For the purposes of this section, a system intended to serve both domestic and fire protection needs.

**NICET.** For the purposes of this section, refers to the National Institute for the Certification in Engineering Technologies.

### **PORTABLE FIRE EXTINGUISHER REPAIR AND SERVICE FACILITY.**

A USDOT authorized requalification facility.

**PRIVATE FIRE HYDRANT.** Any fire hydrant located on private property and not owned by a municipality or water district.

### **RESPONSIBLE MANAGING EMPLOYEE (RME).**

An exclusive permanent employee of a company, corporation or similar entity who holds a current and valid NICET level III or higher certificate, or who is licensed by the State of Colorado as a Professional Engineer having expertise to the Fire Authority's satisfaction, in the design of fire protection systems, or other certifications/licenses acceptable to the Fire Authority. RME's must be active in the day-to-day activities of the company. RME's shall not be listed for multiple (2 or more) contractors.

### **SPECIAL HAZARD FIRE SUPPRESSION SYSTEM.**

An automatic or manually activated fire suppression system which delivers a suppression agent through a distribution system onto or into a protected hazard from a specific stored supply and which cannot be construed as an automatic fire sprinkler system. The system may also include auxiliary control, alarm and detection equipment.

**RBC207.3 General.** The applicant, if a company, corporation or similar entity, shall meet all requirements listed in Section 207 of this Code in addition to specific requirements under the type of license sought; or Section 207.3.7 of this Code if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued jointly in the name of the company, corporation or similar entity and an employee serving as president or principal of the company, corporation or similar

entity. This person shall be active in the day-to-day business operations of the entity.

**RBC207.3.1 Insurance requirements.** The applicant shall meet the insurance requirements under Section 201.7 of this Code.

### **RBC207.3.2 Responsibilities of the RME.**

The RME shall be named as a qualifying RME when a contractor makes application for this license. The contractor shall retain the services of at least one RME, but may retain the services of any number of RMEs provided these individuals meet the qualifications described above. The RME shall be responsible for the final design and installation of each system and shall indicate approval through inscription of signature and date on each sheet of plans submitted to the appropriate Fire Authority for review.

**RBC207.3.3 Certificates and licenses.** The required certificates and licenses shall remain current during the licensed year.

### **RBC207.3.4 Retention of RME/licensee.**

If the sole RME for a company, corporation or similar entity leaves employment or the certificate or license for that individual expires the contractor shall have sixty (60) calendar days from the event to secure a new RME or obtain and present a current certificate or license, as applicable. If a contractor cannot secure a new RME or provide appropriate certification or license, the contractor's license shall immediately become invalid. Contractors whose licenses become invalid may reapply for license under Section 207 of this Code.

**RBC207.3.5 Expiration of license.** Refer to Section 201.10 of this Code.

### **RBC207.3.6 Application and review.**

The Colorado Springs Fire Board of Appeals, in accordance with Section 111.7 of this Code, shall review and approve applications for the contractors addressed in Section 207 of this Code.

**RBC207.3.7 Individual applicants.** Individual persons may apply for a license if they meet the qualifications of an RME. Individual licenses shall be issued in the name of this individual.

### **RBC207.3.7.1 Retention of RME/licensee.**

If an individual person's appropriate certificate or license expires that person shall have sixty (60) calendar days from the expiration of the certificate or license to obtain and present a current certificate or license, as applicable. If the individual person cannot provide an appropriate certificate or license, the individual's license shall immediately become invalid. Individuals whose licenses become

invalid may reapply for license under Section 207. Where the individual is also the person performing field work, that person shall also obtain the appropriate Installer and/or Service Technician registrations.

**RBC207.4 Fire Suppression Contractor A.**

This license shall authorize the contractor to design, install, add to, alter, service, repair, maintain, test, and inspect water-based fire suppression and standpipe systems of all types, including their necessary control, alarm and detection components, as well as retrofit existing systems with backflow prevention devices. The license shall also authorize the contractor to obtain permits from the Fire Authority for said services. This license does not authorize the contractor to make connection to or alter a building fire alarm system.

**RBC207.4.1 Experience.** The contractor shall document a minimum of five (5) years experience in all work areas relating to water-based fire suppression and standpipe systems.

**RBC207.4.2 RME employment.** The contractor shall provide proof of employment of at least one RME through a letter certifying permanent exclusive employment of that individual with the company, corporation or similar entity.

**RBC207.4.3 RME qualifications.** RME's must hold a current and valid NICET level III or higher certificate in fire sprinkler design or water based suppression systems, or be licensed by the State of Colorado as a Professional Engineer having expertise to the Fire Authority's satisfaction.

**RBC207.4.4 On-site Installer.** Refer to Section 207.10 of this Code for requirements of On-site Installers.

**RBC207.5 Fire Suppression Contractor/Dealer B.**

This license shall authorize the contractor/dealer to install, add to, alter, service, repair, maintain, test and inspect portable fire extinguisher appliances and pre-engineered special hazard fire suppression systems including their necessary control, alarm and detection components. The license shall also authorize the contractor/dealer to obtain permits from the Fire Authority for said services.

**RBC207.5.1 Experience.** The contractor/dealer shall provide documentation of a minimum of three (3) years work experience, in the areas related to portable fire extinguisher appliances and/or pre-engineered special hazard fire suppression systems.

**RBC207.5.2 RME employment.** The contractor shall provide proof of employment of at least one RME through a letter certifying permanent, exclusive employment of that

individual with the company, corporation or similar entity.

**RBC207.5.3 RME qualifications.** The RME of the company or organization shall provide a detailed explanation of his/her qualifications as applicable to portable fire extinguisher appliances and pre-engineered special hazard suppression systems.

**RBC207.5.4 Manufacturer certification.**

Current certifications from each manufacturer of special hazard systems that the applicant is qualified to install and service shall be provided at the time of application. These certifications must be maintained throughout the license year.

**RBC207.5.5 Equipment requirements.**

The Contractor/dealer shall satisfy the minimum equipment requirements for the specific work to be performed on portable fire extinguisher appliances and pre-engineered special hazard suppression systems.

**RBC207.5.6 DOT Registration.**

The Contractor/dealer shall maintain a current DOT registration as an approved cylinder requalification facility or a contract with an outside cylinder requalification facility. At the time of application the outside facility shall provide the Fire Authority with proof of liability insurance equal to that required of the applicant.

**RBC207.5.7 Service Technician.** Refer to Section 207.13 of this Code for requirements of Service Technicians.

**RBC207.6 Fire Suppression Contractor/Dealer C.**

This license shall authorize the contractor/dealer to inspect, service, recharge, repair, maintain, install and hydrostatically test portable fire extinguisher appliances.

**RBC207.6.1 Experience.** The contractor/dealer shall provide documentation of a minimum of two (2) years work experience in the service of portable fire extinguisher appliances.

**RBC207.6.2 RME employment.** The contractor shall provide proof of exclusive employment of at least one RME through a letter certifying permanent employment of that individual with the company, corporation or similar entity.

**RBC207.6.3 RME qualifications.** The RME of the company or organization shall provide a detailed explanation of his/her qualifications as applicable to portable fire extinguisher appliances.

**RBC207.6.4 Equipment requirements.**

The Contractor/dealer shall satisfy the minimum equipment requirements for the specific work to be performed on portable fire extinguisher appliances.

**RBC207.6.5 DOT Registration.** The Contractor/dealer shall maintain a current DOT registration as an approved cylinder requalification facility or a current contract with an outside cylinder requalification facility. At the time of application the outside facility shall provide the Fire Authority with proof of liability insurance equal to that required of the applicant.

**RBC207.6.6 Service technician.** Refer to section 207.13 of this Code for requirements of Service Technicians.

**RBC207.7 Commercial, Industrial or Instructional Facilities Manager D.** This license shall authorize the company or organization to inspect, service, recharge, repair, maintain and install portable fire extinguisher appliances which are the property of or under the care and control of the applicant.

**RBC207.7.1 Experience.** The facilities manager shall provide documentation of a minimum of two (2) years work experience in the service of portable fire extinguisher appliances.

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

**RBC207.7.3 RME qualifications.** The RME of the company or organization shall provide a detailed explanation of his/her qualifications to service portable fire extinguisher appliances and pass the Service Technician exam.

**RBC207.7.4 Service Technician.** Refer to section 207.13 of this Code for requirements of Service Technicians.

**RBC207.8 Fire Suppression Contractor H.** This license shall authorize the contractor to perform services associated with the maintenance, testing, and inspection of private fire hydrants.

**RBC207.8.1 Experience.** The contractor shall provide documentation of a minimum of two (2) years' work experience in the service of private fire hydrants.

**RBC207.8.2 RME employment.** The contractor shall provide proof of employment of at least one RME through a letter certifying permanent, exclusive employment of that individual with the company, corporation or similar entity.

**RBC207.8.3 RME qualifications.** The RME of the company or organization shall provide a detailed explanation of his/her qualifications as applicable to private fire hydrants.

**RBC207.8.4 Equipment requirements.** The Contractor shall satisfy the minimum equipment

requirements for specific work to be performed on fire hydrants.

**RBC207.8.5 Hydrant Technician.** Refer to section 207.12 of this Code for requirements of Hydrant Technicians.

**RBC207.9 Fire Suppression Contractor M.** This license shall authorize the contractor to install, add to, alter, service, repair, maintain, test, and inspect multipurpose fire sprinkler systems. The license also shall authorize the contractor to obtain permits from the Fire Authority for said services.

**RBC207.9.1 Experience.** The contractor shall document a minimum of five (5) years experience in all work areas relating to multipurpose fire sprinkler systems and residential plumbing.

**RBC207.9.2 RME employment.** The contractor shall provide proof of employment of at least one RME through a letter certifying permanent, exclusive employment of that individual with the company, corporation or similar entity.

**RBC207.9.3 RME qualifications.** The RME of the company or organization shall provide a detailed explanation of his/her qualifications as applicable to multipurpose fire sprinkler systems.

**RBC207.9.4 Master Plumber License.** The contractor shall provide a current and valid Colorado State Master Plumber License at the time of application.

**RBC207.9.5 Factory training.** The FSC-M contractor shall provide a certificate of attendance or completion of factory training for the specific system(s) it wants to install.

**RBC207.9.6 On-site Installer Limited.** Refer to section 207.11 of this Code for requirements of On-site Installer Limited.

**RBC207.10 Suppression On-site Installer.** The On-site Installer is a skilled worker employed by a Fire Suppression Contractor A who is qualified to insure practical installation of water-based fire suppression and standpipe systems according to the standards set by the Fire Authority.

**RBC207.10.1 Scope of certification.** The On-site Installer Certificate allows a person to install, add to, alter, repair, maintain, test and inspect water-based suppression systems and standpipe systems of all types. All work must be performed under the direction of a licensed F.S.C.-A contractor.

**RBC207.10.2 Experience.** The applicant for the certificate shall have a minimum of two (2) years work experience in water-based suppression systems and standpipe systems. References shall be supplied establishing this experience.



**RBC207.10.3 Exam.** An examination is required for this certificate with a passing score as determined by the approved testing agency. After review and approval from the Colorado Springs Fire Department, the applicant shall receive a current certificate.

**Exception:** An RME holding a current NICET level III or IV Certification in Fire Sprinkler Design, or a Colorado registered Professional Engineer having experience in fire sprinkler design is exempt from the exam requirement.

**RBC207.10.4 Expiration.** The On-Site Installer certificate shall be valid for a period of three (3) years. At the expiration of the three (3) year period, the installer shall have ninety (90) calendar days to make application and pass the examination.

**RBC207.10.5 Requirement to carry the certification.** The installer certified pursuant to this section shall be required to carry on their person at all times their current RBD and third-party certification card while working in the trade.

**RBC207.10.6 Helpers.** The installer duly certified under this section may have a helper or helpers to assist in the work. There shall be no more than five (5) helpers per certified installer per job site. A certified installer must be physically located on a job site at all times that work is being performed on the site.

**RBC207.11 On-site Installer Limited.** The On-Site Installer Limited is at a minimum a State of Colorado Residential Plumber employed by the permit holding Fire Suppression Contractor M who is qualified to insure practical installation of the multipurpose fire sprinkler system according to the standards set by the Fire Authority.

**RBC207.11.1 Scope of certification.** The On-site Installer Limited certificate allows a person to install, add to, alter, repair, maintain, test and inspect single-family multipurpose automatic fire sprinkler systems. All work must be performed under the direction of an F.S.C.-M contractor.

**RBC207.11.2 Experience.** The applicant for the certificate shall have a minimum of two (2) years work experience in multipurpose fire sprinkler systems. References shall be supplied establishing this experience.

**RBC207.11.3 Exam.** An examination is required for this certificate with a passing score as determined by the approved testing agency. After review and approval from the Colorado Springs Fire Department the applicant shall receive a current certificate.

**RBC207.11.4 Expiration.** The On-site Installer Limited Certificate shall be valid for a period of three (3) years. At the expiration of the three (3)

year period, the Installer Limited shall have ninety (90) calendar days to make application and pass the examination.

**RBC207.11.5 Requirement to carry the certification.** The Installer Limited duly certified pursuant to this section shall be required to carry on their person at all times their current RBD and third-party certification card while working in the trade.

**RBC207.11.6 Helpers.** The Installer Limited duly certified under this section may have a helper or helpers to assist in the work. There shall be no more than three (3) helpers per certified installer per job site. A certified Installer Limited must be physically located on a job site at all times that work is being performed on the site.

**RBC207.12 Fire Hydrant Technician.** The fire hydrant technician is a skilled worker employed by a licensed FSC-H contractor who is qualified to insure competent testing, maintenance, and inspection of private fire hydrants according to the standards set by the Fire Authority.

**RBC207.12.1 Scope of certification.** The Fire Hydrant Technician certificate allows a person to service, test, maintain, repair, and inspect private fire hydrants. All work must be performed under the direction of a licensed F.S.C.-H contractor.

**RBC207.12.2 Experience.** The applicant for the certificate shall have a minimum of two (2) years work experience in fire hydrant maintenance. References shall be supplied establishing this experience.

**RBC207.12.3 Exam.** An examination is required for this certificate with a passing score as determined by the approved testing agency. After review and approval from the Colorado Springs Fire Department, the applicant shall receive a current certificate.

**RBC207.12.4 Expiration.** The Fire Hydrant Technician Certificate shall be valid for a period of three (3) years. At the expiration of the three (3) year period, the Installer Limited shall have ninety (90) calendar days to make application and pass the examination.

**RBC207.12.5 Requirement to carry the certification.** The Fire Hydrant Technician duly certified pursuant to this section shall be required to carry on their person at all times their current RBD and third party certification card while working in the trade.

**RBC207.12.6 Helpers.** The Fire Hydrant Technician duly certified under this section may have a helper or helpers to assist in the work. There shall be no more than three (3) helpers per certified installer per job site. A certified Fire Hydrant Technician must be physically located on

a job site at all times that work is being performed on the site.

**RBC207.13 Service Technician.** The service technician is a skilled worker employed by a licensed FSC-B, C OR D contractor who is qualified to insure competent service, repair, testing, maintenance, and inspection of portable fire extinguisher appliances and/or pre-engineered special hazard systems including commercial kitchen suppression systems according to the standards set by the Fire Authority. Requirements of Section 207.13 of this Code shall become effective one (1) year following the adoption of this Code by the City of Colorado Springs.

**RBC207.13.1 Scope of certification.** The Service Technician certificate allows a person to service, repair, maintain, test and inspect portable fire extinguisher appliances and/or pre-engineered special hazard systems including commercial kitchen systems. All work must be performed under the direction of a licensed contractor.

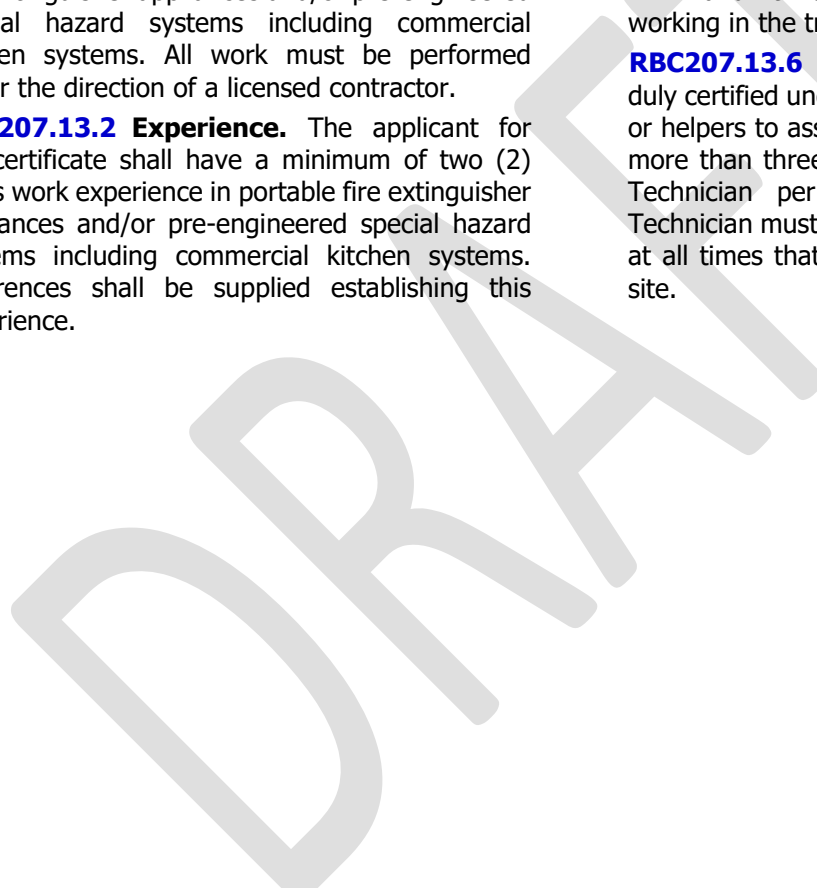
**RBC207.13.2 Experience.** The applicant for the certificate shall have a minimum of two (2) years work experience in portable fire extinguisher appliances and/or pre-engineered special hazard systems including commercial kitchen systems. References shall be supplied establishing this experience.

**RBC207.13.3 Exam.** A trade specific examination is required for this certificate with a passing score as determined by the approved testing agency. After review and approval from the Colorado Springs Fire Department, the applicant shall receive a current certificate.

**RBC207.13.4 Expiration.** The Service Technician Certificate shall be valid for a period of three (3) years. At the expiration of the three (3) year period, the Service Technician shall have ninety (90) calendar days to make application and pass the examination.

**RBC207.13.5 Requirement to carry the certification.** The Service Technician duly certified pursuant to this section shall be required to carry on their person at all times their current RBD and third-party certification card while working in the trade.

**RBC207.13.6 Helpers.** The Service Technician duly certified under this section may have a helper or helpers to assist in the work. There shall be no more than three (3) helpers per certified Service Technician per job site. A certified Service Technician must be physically located on a job site at all times that work is being performed on the site.



## SECTION RBC208 - FIRE ALARM CONTRACTORS

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

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

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

**COMBINATION SYSTEM.** A fire alarm system in which components are used, in whole or in part, in common with a non-fire signaling system, such as a burglar system, or access control system.

**DEDICATED FUNCTION SYSTEM.** A system installed specifically to perform fire safety functions (elevator recall, suppression system monitoring, door releasing) where a building fire alarm system is not required.

**RELEASING SYSTEM.** A system that is part of a fire suppression system and/or provides control inputs to a fire suppression system related to the suppression system's sequence of operations and outputs for other signaling and notification related to that fire suppression system.

**JOB SITE.** The area covered by the fire alarm system permit, except that in residential construction it may include any residential construction located immediately adjacent thereto.

**NICET.** For the purposes of this section, refers to the National Institute for Certification in Engineering Technologies.

**RESPONSIBLE MANAGING EMPLOYEE (RME).** A permanent exclusive employee of a company, corporation or similar entity who holds a current and valid N.I.C.E.T. Level III or higher certificate, or is licensed by the State of Colorado as a Professional Engineer having expertise, to the Fire Authority's satisfaction, in the design of fire protection systems, or other certification/licenses acceptable to the Fire Authority. RME's must be active in the day-to-day activities of their company. RME's shall not be listed for multiple (2 or more) Fire Alarm Contractor A or B license holders.

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

**RBC208.3 General.** The applicant, if a company, corporation or similar entity, shall meet all requirements listed in Section 208 of this Code in addition to specific requirements under the type of license sought; or Section 208.3.7 of this Code if an individual person, as may be applicable. Company, corporation, or similar entity licenses shall be issued jointly in the name of the company, corporation or similar entity and an employee serving as president or principal of the company, corporation or similar entity. This person shall be active in the day-to-day business operations of the entity.

**RBC208.3.1 Insurance requirements.** The applicant shall meet the insurance requirements under Section 201.7 of this code.

**RBC208.3.2 Responsibilities of the RME.** The RME must be named as a qualifying RME when a contractor makes application for this license. The contractor shall retain the services of at least one RME, but may retain the services of any number of RMEs provided any and all of these individuals meet the qualifications described above. The RME shall be responsible for the final design and installation of each system and shall indicate approval through inscription of signature and date on each sheet of plans submitted to the appropriate Fire Authority for review.

**RBC208.3.3 Certificates and licenses.** The required certificates and licenses shall remain current during the licensed year.

**RBC208.3.4 Retention of RME/licensee.** If the sole RME for a company, corporation or similar entity leaves employment or the certificate or license for that individual expires the contractor shall have sixty (60) calendar days from the event to secure a new RME or obtain and present a current certificate or license, as applicable. If a contractor cannot secure a new RME or provide appropriate certification or license, the contractor's license shall immediately become invalid. Contractors whose licenses become invalid may reapply for license under Section 208 of this Code.

**RBC208.3.5 Expiration of license.** Refer to Section 201.10 of this Code.

**RBC208.3.6 Application and review.** The Colorado Springs Fire Board of Appeals, in accordance with Section 111.7 of this Code, shall review and approve applications for the contractors addressed in Section 208 of this Code.

### **RBC208.3.7 Individual applicants.**

Individual persons may apply for license if they meet the qualifications of an RME. Individual licenses shall be issued in the name of this individual.

#### **RBC208.3.7.1 Retention of**

**RME/licensee.** If an individual person's appropriate certificate or license expires that person shall have sixty (60) calendar days from the expiration of the certificate to obtain and present a current certificate or license, as applicable. If the individual person cannot provide an appropriate certificate or license, the individual's license shall immediately become invalid. Individuals whose licenses become invalid may reapply for license under Section 208 of this Code. Where the individual is also the person performing field work, that person shall also obtain the appropriate Installer registrations.

**RBC208.3.8 Permits.** A permit shall be obtained from the Building Department for the rough installation of wiring. Permit fees shall be in accordance with the fee schedule as adopted by the Jurisdiction. Permits required by the Fire Authority shall be in addition to those required by the Building Department.

**RBC208.3.9 Inspections.** Rough-in inspections for fire alarm systems shall be scheduled with the Building Department. The placement and function of devices and components and the final/operational inspection shall be performed by the Fire Authority.

**RBC208.4 Fire Alarm Contractor A.** This license shall authorize the contractor to design, program, install, add to, alter, service, repair, maintain, test, and inspect fire alarm systems, dedicated function systems as well as the necessary control, alarm and detection components of releasing systems and communications methods. The license shall also authorize the contractor to obtain permits from the Fire Authority and to obtain a rough-in permit from the Building Department.

**RBC208.4.1 Experience.** The contractor shall document a minimum of five (5) years experience in all work areas relating to fire alarm systems

**RBC208.4.2 RME employment.** In addition, the contractor shall provide proof of employment of at least one RME through a letter certifying permanent employment of that individual with the company, corporation or similar entity.

**RBC208.4.3 RME qualifications.** RME's must hold a current and valid NICET level III or higher certificate in fire alarm design, or be

licensed by the State of Colorado as a Professional Engineer having expertise to the Fire Authority's satisfaction.

**RBC208.4.4 On-site Installer.** Refer to section 208.6 of this Code for requirements of On-site Installers.

**RBC208.5 Fire Alarm Contractor B.** This license shall authorize the company, corporation or similar entity to install, service, repair, test and inspect fire alarm systems, dedicated function systems as well as the necessary control, alarm and detection components of releasing systems and communications methods as well as add to or alter non-proprietary fire alarm systems. The license shall also authorize the contractor to obtain permits from the Fire Authority and to obtain a rough-in permit from the Building Department.

**RBC208.5.1 Experience.** The contractor shall document a minimum of five (5) years experience. Experience shall be in all work areas relating to fire alarm systems.

**RBC208.5.2 RME employment.** In addition, the contractor shall provide proof of employment of at least one RME through a letter certifying permanent exclusive employment of that individual with the company, corporation or similar entity.

**RBC208.5.3 RME qualifications.** RME's must hold a current and valid NICET level II or higher certificate in fire alarm design, or be licensed by the State of Colorado as a Professional Engineer having expertise to the Fire Authority's satisfaction.

**RBC208.5.4 On-site Installer.** Refer to section 208.6 of this Code for requirements of On-site Installers.

**RBC208.6 Fire Alarm On-site Installer.** The On-site Installer is a skilled worker employed by the permit-holding Fire Alarm Contractor and is qualified to insure practical installation of the fire alarm system according to the standard set by the Fire Authority.

**RBC208.6.1 Scope of Certification.** The On-site Installer certificate allows a person to install, add to, alter, repair, test and inspect fire alarm systems. All work must be performed under the direction of a licensed Fire Alarm Contractor.

**RBC208.6.2 Experience.** The applicant for the license shall have a minimum of two (2) years work experience in fire alarm systems. References shall be supplied establishing this experience.

**RBC208.6.3 Exam.** An examination is required for this certificate. An applicant shall have the option to obtain a minimum of NICET Level II certification in fire alarm systems or take an approved exam with a passing score as determined by the approved testing agency. After review and approval by the Colorado Springs Fire Department, the applicant shall receive a current certificate.

**Exception:** An RME holding a current NICET level III or IV Certification in Fire Alarm Design, or a Colorado registered Professional Engineer having experience in fire alarm design may be exempt from the exam requirement.

**RBC208.6.4 Expiration.** The On-site Installer Certificate shall be valid for a period of three (3) years. At the expiration of the three (3) year period, the installer shall have ninety (90) calendar days to make application and pass the examination

**RBC208.6.5 Requirement to carry the certification.** The installer certified pursuant to this section shall be required to carry on their person at all times their current RBD and third-party certification card while working in the trade.

**RBC208.6.6 Helpers.** The installer duly certified under this section may have a helper or helpers to assist in the work. There shall be no more than five (5) helpers per certified installer per job site. A certified installer must be physically located on a job site at all times that work is being performed on the site.

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## CHAPTER 3 – CONSTRUCTION CODES

### SECTION RBC301 - GENERAL

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

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

#### **RBC301.2 OTHER REFERENCED CODES.**

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

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

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

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

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## SECTION RBC302 - COMMERCIAL BUILDING CODE

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

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

### Exceptions:

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

### RBC302.3 CODE ADOPTED BY REFERENCE.

There is hereby adopted by reference the International Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted to include the International Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 27, Electrical
3. Chapter 28, Mechanical Systems
4. Chapter 29, Plumbing Systems
5. Chapter 32, Encroachments into the Public Right-of-Way
6. Appendix A and B.
7. Appendix D, E, F, G.
8. Appendix J, K, L, M.

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

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

**BASEMENT.** That portion of a building that is partly or completely below grade plane, having a permanent floor of approved material and not defined as a crawlspace. (See the definitions of "Story above grade plane" in the International

Building Code, 2015 Edition and "Crawlspace" below.)

Add the following definitions:

**CRAWLSPACE.** An under-floor space not defined as a basement, between the bottom of a floor and the earth under any building that is not more than 5 feet (1524 mm) in height measured from the average interior grade to the underside of the floor framing.

**SLEEPING ROOM.** A habitable space used primarily for sleeping purposes and containing a closet 16 inches (406.4 mm) or greater in depth.

See Appendix D of this code for additional modifications to Section 202 of the International Building Code, 2015 Edition, by the City of Colorado Springs.

**RBC302.4.2 Section 402.6.2 Kiosks.** Delete.

**RBC302.4.3 Section 501.2 Address identification.** Delete and replace with the following:

**501.2 Premises identification.** Street addressing shall be in accordance with Section RBC312 of this Code.

**RBC302.4.4 Section 704.2.1** Insert a new section as follows:

**704.2.1 Light-Frame Construction.** Built up wood studs or solid wood columns that are integral elements in *load-bearing walls* of light-frame construction and do not exceed 33 square inches (21,290 mm<sup>2</sup>) in cross-sectional area shall be permitted to have required *fire resistance ratings* provided by the membrane protection provided for the *load bearing wall*.

**RBC302.4.5 Section 705.11 Parapets. Exception 5.** In the first sentence delete "or both".

Add the following option after item 5.2:

**5.3.** Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3 of the International Building Code, 2015 Edition, and provided with Class A roof covering.

**RBC302.4.6 Section 706.6 Vertical continuity. Exception 4.3** Add the following to the end of exception 4.3 as follows:

or where the buildings on each side of the *Fire Wall* are equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International

Building Code, 2015 Edition.

**RBC302.4.7 Section 708.1 General. Item 5.** Delete "Section 1019.2" and replace with "Section 1021.2".

**RBC302.4.8 Section 901.1 Scope.** Add the following after the first sentence:

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

**RBC302.4.9 Section 903.2.7 Group M.** Delete condition 4.

**RBC302.4.10 Section 905 STANDPIPE SYSTEMS.** Delete and replace with the following:

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

**RBC302.4.11 Section 906 PORTABLE FIRE EXTINGUISHERS.** Delete and replace with the following:

**906.1 Where required.** Portable fire extinguishers shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.12 Section 907 FIRE ALARM AND DETECTION SYSTEMS.** Delete and replace with the following:

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

**RBC302.4.13 Section 908 EMERGENCY ALARM SYSTEMS.** Delete and replace with the following:

**908.1 General.** Emergency Alarm systems shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.14 Section 909 SMOKE CONTROL SYSTEMS.** Delete and replace with the following:

**909.1 General.** Smoke control systems shall be provided in occupancies and locations as required by this code. The design and approval of these systems shall be as required by the Fire Authority.

**RBC302.4.15 Section 910 SMOKE AND HEAT REMOVAL.** Delete and replace with the following:

**910.1 General.** Smoke and heat removal systems shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.16 Section 911 FIRE COMMAND CENTER.** Delete and replace with the following:

**911.1 General.** Fire command centers shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.17 Section 912 FIRE DEPARTMENT CONNECTIONS.** Delete and replace with the following:

**912.1 General.** Fire department connections shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.18 Section 913 FIRE PUMPS.** Delete and replace with the following:

**913.1 General.** Fire pumps shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.19 Section 914 EMERGENCY RESPONDER SAFETY FEATURES.** Delete and replace with the following:

**914.1 General.** Emergency responder safety features shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.20 Section 916 EMERGENCY RESPONDER RADIO COVERAGE.** Delete and replace with the following:

**916.1 General.** Emergency responder radio coverage shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.21 Section 1009.8 Two-way communication.** Delete and replace with the following:

**1009.8 Two-way communication.** A two-way communication system complying with Sections 1009.8.1, 1009.8.2, or NFPA 72 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the *level of exit discharge*.

**RBC302.4.22 Section 1009.8.1 System requirements.** Delete the second sentence.

**RBC302.4.23 Section 1030.4 Operational constraints.** Add the following after the second sentence:

The force required for normal operation of any device shall not exceed 30 pounds.

**RBC302.4.24 Section 1030.6** Insert a new section as follows:

**1030.6. Emergency escape openings below horizontal projections.** Emergency escape openings may be located below decks, porches, cantilevers, and similar horizontal projections provided one of the following:

1. The location of the projection allows the emergency escape opening to be fully opened and provides a path not less

than 36 inches (914.4 mm) in height and width to a yard or court.

2. The minimum horizontal area of 9 square feet (0.84 m<sup>2</sup>) is provided clear of the projection and the horizontal projection of the operable portion of the egress window and ladder, if required, remain clear of the projection.

**RBC302.4.25 Section 1104.1 Site arrival points.** Delete and replace with the following:

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

**RBC302.4.26 Section 1107.6 Group R-2.** Add the following:

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

**RBC302.4.27 Section 1207 SOUND TRANSMISSION.** Delete.

**RBC302.4.28 Section 1405.3.1 Vapor retarders.** In the third sentence delete zone "5".

**RBC302.4.29 Section 1501.2** Insert a new section as follows:

**1501.2 Cold Climates.** Where this Chapter refers to "areas where the average daily temperature in January is 25 °F (-4 °C) or less" or "where there has been a history of ice forming along the eaves causing a backup of water", this shall be construed to mean areas with a grade plane elevation of greater than 7,000 feet (2,134 m).

See Appendix D of this code for additional modifications to Section 1505.1 of the International Building Code, 2015 Edition, by the City of Colorado Springs.

**RBC302.4.30 Section 1507.2.7.1** Insert a new section as follows:

**1507.2.7.1 Face nailing.** Face nailing of asphalt shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided the nail heads are covered with mastic.

**RBC302.4.31 Section 1507.8.6.1** Insert a new section as follows:

**1508.6.1 Face nailing.** Face nailing of wood shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided a soldier course is provided over the flashing to nail through.

**RBC302.4.32 Section 1511.2.1** Insert a new section as follows:

**1511.2.1. Roof dead load.** Where the total weight of the new and / or existing roof covering materials exceed 6.6 pounds per square foot (316 N/m<sup>2</sup>) calculations sealed by a design professional licensed by the State of Colorado shall be submitted demonstrating that the structure will accommodate the increased total roof dead load.

**RBC302.4.33 Section 1511.3 Roof Replacement.** Renumber "Exception" to "Exception 1" and add the following:

**Exceptions:**

2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section 1511.4.

**RBC302.4.34 Section 1511.3.1 Roof-recover.** Delete.

**RBC302.4.35 Section 1608 SNOW LOADS** Delete and replace with the following:

#### **SECTION 1608 SNOW LOADS**

**1608.1 General.** Design snow loads shall be determined in accordance with this Section and Chapter 7 of ASCE 7.

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

When using Chapter 7 of ASCE 7, as applicable, the **Exposure Factor, C<sub>e</sub>**, **Thermal Factor, C<sub>t</sub>** and **Importance Factor, I** shall all be set to a minimum value of 1.0 unless a higher value is required by ASCE 7.

**1608.2 Balanced Loading.** For all buildings and structures with a grade plane below 7,000



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

**1608.3 Unbalanced Loading and Drifts.**

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

**RBC302.4.36 Section 1609.1.1 Determination of wind loads.** Add the following exception:

- 7. Solid freestanding walls and solid signs a maximum of 10 feet (304.8 cm) above the highest adjacent grade and designed using the provisions of ASCE 7 section 29.4.1 need only consider CASE A of Figure 29.4-1 with a  $C_r$  factor equal to 1.40 and the resultant load applied at the mid-height of the wall.

**RBC302.4.37 Section 1609.3 Ultimate design wind speed.** Delete and replace with the following:

**1609.3 Ultimate design wind speed.** The ultimate design wind speed,  $V_{ult}$ , in mph shall be as follows:

Risk Category per Table 1604.5	Ultimate Design Wind Speed, $V_{ult}$ , mph <sup>1</sup>
Category I / II	130 mph
Category III / IV	150 mph

<sup>1</sup> Refer to Section 1609.3.1 for wind speed conversions to nominal design wind speeds,  $V_{asd}$ , as required.

**RBC302.4.38 Section 1609.4.3 Exposure categories.** Delete Exposure B.

**RBC302.4.39 Section 1610.1 General.** Delete and replace with the following:

**1610.1 General.** Basement, foundation, and retaining walls shall be designed to resist lateral soil loads. The soil lateral load shall be provided in the soil investigation report and the design

loads shall be listed on the foundation plan. If the soils report does not provide lateral earth loads the assumed lateral loads used for design must be shown on the foundation plan.

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

**RBC302.4.40 Section 1612.3 Establishment of flood hazard areas.** Delete and replace with the following:

**1612.3 Establishment of flood hazard areas.** Buildings and structures constructed in whole or in part in flood hazard area (as defined by Section RBC313.6) shall comply with Section RBC313 of this Code.

**RBC302.4.41 Section 1613.3.1 Mapped acceleration parameters.** Delete and replace with the following:

**1613.3.1 Seismic acceleration parameters.** The maximum considered earthquake spectral response acceleration shall be 18.5 at 0.2 second period ( $S_s$ ) and 5.9 at 1.0 second period ( $S_1$ ). These numbers are expressed as a percent of gravity.

**RBC302.4.42 Section 1704 SPECIAL INSPECTIONS.** Delete and replace with the following:

**1704.1 Special inspections.** Special inspections shall be in accordance with Section RBC109.7 of this Code.

**RBC302.4.43 Section 1803.2 Investigations required.** Delete the exception.

**RBC302.4.44 Section 1804.3 Placement of backfill.** Add the following to the end of the first paragraph:

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

**RBC302.4.45 Section 1805.1 General.** Delete the first sentence and replace with the following:

Unless otherwise specified in the soils report, walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and damp proofed in accordance with this section.

**RBC302.4.46 Section 1807.2.4.** Insert a new section as follows:



**1807.2.4. Subsurface drainage.** All retaining walls shall be provided with 1½ inch (38.1 mm) weep holes spaced not more than 10 feet (3,048 mm) apart unless alternate means of subsurface drainage is provided.

**RBC302.4.47 Section 1809.5 Frost protection.** Delete method number 1 and replace with the following:

1. Extending 30 inches (762 mm) or greater below the undisturbed ground surface.

Delete the last paragraph and replace with the following:

Structures meeting one of the above exceptions shall not require a soils test or engineered foundation design provided the foundation consists of a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil.

**RBC302.4.48 Section 2113.9.2 Spark arrestors.** Delete the first sentence and replace with the following:

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

**RBC302.4.49 Section 2303.4.1.4.1 Truss design drawings.** Delete and replace with the following:

**2303.4.1.4.1 Truss design drawings.** Truss construction documents shall bear the seal of a design professional licensed by the State of Colorado .

**RBC302.4.50 Section 2304.12.1.2 Wood supported by exterior foundation walls.** Delete and replace with the following:

**2304.12.1.2 Wood supported by exterior foundation walls.** Wood framing members, including wood sheathing, that are in contact with exterior foundations and are less than 6 inches (152.4 mm) from exposed ground or less than 2 inches (51 mm) from a concrete slab or similar surface shall be of naturally durable or preservative-treated wood.

**RBC302.4.51 Section 2308.3.1 Foundation plates or sills.** After the first paragraph insert the following:

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

**RBC302.4.52 Section 2308.5.9 Cutting and notching.** Add the following at the end of the paragraph:

Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 0.1046 inch thick (2.657 mm) (12 ga.) x 1½ inch wide (38.1 mm) steel straps fastened to each side of the stud with four (4) 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs, engineering calculations shall be submitted to show that the stresses allowed by this section are not exceeded under the design loads.

**RBC302.4.53 Section 2308.7.5 Wind uplift.** Add the following at the end of the paragraph:

Truss uplift values shall be in accordance with the engineered truss report or as determined by the engineer of record.

**RBC302.4.54 Section 3004.1 General.** Delete the following:

“conveyors, personnel hoists and material hoists”

**RBC302.4.55 Section 3004.3 Conveyors.** Delete.

**RBC302.4.56 Section 3004.4 Personal and material hoists.** Delete.

**RBC302.4.57 Section 3105.3 Design and construction.** Add the following exception:

**Exception:** Retractable, folding and collapsible canopies or fixed canopies not more than 10 feet (3,048 mm) in length nor more than 6 feet (1,828.8 mm) in width, with non-combustible frames adequately anchored to a substantial concrete slab, need not comply with live load nor wind load requirements.

**RBC302.4.58 Section 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES.**

Delete and replace with the following:

**3109.1 Swimming pools.** Swimming pools (as defined by Section RBC314.2) shall comply with Section RBC314 of this Code.

**RBC302.4.59 Section 3303.8** Insert a new section as follows:

**3303.8 Demolition by incendiary means.** Demolition by means of explosives or by burning is not permitted except when specifically approved by the Building Official and the Fire Authority as applicable.

**RBC302.4.60 Section 3306.2 Walkways.**

Add the following exception:

**Exception:** Where the demolition and or construction time is so short that walkways and fences are not justified, the applicant may, upon prior approval from the Building Official, provide twenty-four (24) hour continuous guard service adequate for the protection of the public.

**RBC302.4.61 Section E108 BUS STOPS.**

Delete.

**RBC302.4.62 Section I101.1 General.** At the end of the first paragraph add the following:

Enclosed patios shall not be conditioned by any heating or cooling means.

**RBC302.4.63 Section I105.2 Footings.**

Delete the following:

"In areas with a frost depth of zero"

DRAFT

**SECTION RBC303 - RESIDENTIAL BUILDING CODE**

**RBC303.1 SHORT TITLE.** This section will be known and cited as the Residential Building Code.

**RBC303.2 SCOPE.** The provisions of the Residential Building Code shall apply in accordance with Section RBC101.3 of this Code specifically to detached one- and two-family dwellings and townhomes not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures.

**RBC303.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Residential Code for One-and Two-Family Dwellings of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Residential Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 11, 12 and 25
3. Chapter 34 through 43
4. Appendix A through Appendix G
5. Appendix I through Appendix U

**RBC303.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC303.4.1 Section R202 DEFINITIONS.** Delete the definition of BASEMENT and replace with the following:

**BASEMENT.** That portion of a building that is partly or completely below grade plane, having a permanent floor of approved material and not defined as a crawlspace. (See the definitions of "Story above grade plane" in the International Residential Code, 2015 Edition and "Crawlspace" below.)

Add the following definitions:

**CRAWL SPACE.** An under-floor space between the bottom of a floor and the earth under any building that is not more than 5 feet (1,524 mm) in height measured from the average interior grade to the underside of the floor framing. (See Section R408 of the International Residential Code, 2015 Edition.)

**GARAGE.** An attached or detached, finished or unfinished structure or portion thereof provided with a vehicular access door and intended for storage of one or more motor vehicles.

**SLEEPING ROOM.** A habitable space used primarily for sleeping purposes and containing a closet 16 inches (406.4 mm) or greater in depth.

See Appendix D of this code for additional modifications to Section 202 of the International Residential Code, 2015 Edition, by the City of Colorado Springs.

**RBC303.4.2 Table R301.2(1) Climatic and geographic design criteria.** Delete and replace with the following:

**TABLE R301.2(1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

FLAT ROOF SNOW LOAD <sup>a</sup>	WIND DESIGN ( $V_{ult}$ )				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER-LAYMENT REQUIRED <sup>c</sup>	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed <sup>b</sup> (mph)	Topographic effects	Special Wind Region	Wind-borne debris zone		Weathering	Frost line Depth	Termite					
30/40	130 Exp. C (min)	NO	YES	NO	B	Severe	30 inches (762 mm)	Slight to moderate	0°F (-18°C)	YES	12/18/1986	1,000	45°F (7°C)

a. For buildings or structures with a grade plane below 7,000 ft (2,134 m) elevation, the flat roof snow load ( $p_f$ ) shall be 30 pounds per square foot (1,436 N/m<sup>2</sup>) of horizontal projected area. For all buildings and structures with a grade plane at or above 7,000 ft (2,134 m) elevation, the flat roof snow load ( $p_f$ ) shall be 40 pounds per square foot (1,915 N/m<sup>2</sup>) of horizontal projected area.

b. Ultimate design wind speed ( $V_{ult}$ ) per ASCE 7-10, refer to Table R301.2.1.3 of the International Residential Code, 2015 Edition for conversion to nominal design wind speed ( $V_{asd}$ ) as used in previous version of ASCE 7.

c. Required only for buildings and structures with a grade plane at or above 7,000 ft (2,134 m) elevation.

**RBC303.4.3 Section R301.2.1.4 Exposure category.** Delete category "1. Exposure B".

**RBC303.4.4 Section R302.1 Exterior walls.** Add the following exception:

- 6. The following modifications to R302.1 shall apply to exterior walls of single family dwellings only:
  - 6.1 A fire-resistance rating is not required on projections 18" (457.2 mm) or less measured from the point at which fire-resistant wall protection is required.
  - 6.2 The underside of the projection shall be protected with an approved minimum 7/16" (11.11mm) sheeting. Finish materials are not limited.
  - 6.3 Where provided, soffit vents shall be of fire resistance construction and

approved for use by the Building Official.

- 6.4 Vent terminations including but not limited to dryer vents, bath exhaust and appliance vents may be unprotected.

**RBC303.4.5 Section R302.2 Townhouses.** Add the following after the third sentence:

NFPA 13D systems shall be considered equivalent to systems designed in accordance with Section P2904 of the International Residential Code, 2015 Edition.

**RBC303.4.6 Section R302.5.1 Opening protection.** At the end of the second sentence delete ", equipped with a self-closing device".

**RBC303.4.7 Table R302.6 Dwelling/garage fire separation.** Delete and replace with the following:

**TABLE R302.6.**

**DWELLING/GARAGE SEPARATION**

SEPARATION <sup>a, b</sup>	MATERIAL
From dwelling unit and attics.	Not less than 1/2-inch gypsum board or equivalent applied to the garage side.
From habitable space above the garage.	Not less than 5/8-inch Type X gypsum board or equivalent applied at the garage side.
Structure(s) supporting floor-ceiling assemblies required by this section.	Not less than 1/2-inch gypsum board or equivalent applied to the garage side.
Detached garages located less than 6 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of the accessory structure.

- a. In lieu of these requirements any wall or floor-ceiling assembly with a fire resistance rating of one hour or greater from the garage side may be used.
- b. Garages attached to the residence by means of a covered breezeway where not more than 50 percent of the perimeter of the breezeway is enclosed may be considered detached.

**RBC303.4.8 Section R302.13 Fire protection of floors.** Delete exception 2 and replace with the following:

- 2. Floor assemblies located directly over a crawl space.

**RBC303.4.9 Section R305.1.1 Basements.** Delete and replace with the following:

**Minimum height in unfinished basements.** Unfinished basements shall have a ceiling height of not less than 7 feet, 1 1/2 inches (2,171.7 mm). The required ceiling height shall be measured from the unfinished floor to the underside of floor joists.

**Exception:** Beams, girders, ducts or other obstructions may project up to 8 inches (203.2 mm) below the required ceiling

height.

**RBC303.4.10 Section R309.1 Floor surface.** Add the following exception after the second paragraph:

**Exception:** The floor surface shall not be required to slope when the foundation is in accordance with exception 2 of section RBC303.4.30 of this Code.

**RBC303.4.11 Section R310.1 Emergency escape and rescue required.** Add the following after the first paragraph:

Unfinished portions of basements exceeding 500 square feet (46.5 m<sup>2</sup>) in gross area but less than 1000 square feet (92.9 m<sup>2</sup>) in gross area shall be provided with one emergency escape and rescue opening. For each additional 500 square feet (46.5 m<sup>2</sup>) in gross floor area or fraction thereof, one additional emergency escape and rescue opening shall be provided.

**RBC303.4.12 Section R310.2.1 Minimum opening area.** Revise the exception to "Exception 1."

Add the following exception:

2. Existing emergency escape and rescue openings with a clear opening of not less than 4.5 square feet (4,181 cm<sup>2</sup>) are permitted to remain as a means of emergency egress in dwellings issued a building permit prior to August 1, 2011.

**RBC303.4.13 Section R310.2.3 Window wells.** Add the following exception:

**Exception:** Existing window wells with a minimum horizontal projection of 30 inches (762 mm) are permitted to remain as a means of emergency egress in dwellings issued a building permit prior to January 1, 2000.

**RBC303.4.14 Section R310.2.3.1 Ladder and steps.** Add the following exception:

**Exception:** Window wells with a depth exceeding 44 inches in unfinished basements and portions thereof need only be equipped with one permanently affixed ladder at final inspection regardless of the number of emergency escape and rescue openings.

**RBC303.4.15 Section R310.2.3.2 Drainage.** Delete and replace with the following:

**R310.2.3.2 Drainage.** Where required by the soils test, window wells shall be designed for proper drainage by connecting to the building foundation drain.

**RBC303.4.16 Section R310.2.4 Emergency escape windows under decks and porches.** Delete and replace with the following:

**R310.2.4 Emergency escape openings below horizontal projections.** Emergency escape openings may be located below decks, porches, cantilevers, and similar horizontal projections provided one of the following occur:

1. The location of the projection allows the emergency escape opening to be fully opened and provides a path not less than 36 inches (914.4 mm) in height and width to a yard or court.
2. The minimum horizontal area of 9 square feet (8,361 cm<sup>2</sup>) is provided clear of the

projection and the horizontal projection of the operable portion of the egress window and ladder, if required, remain clear of the projection.

**RBC303.4.17 Section R310.4 Bars, grilles, covers and screens.** Add the following after the first sentence:

The force required for normal operation of any device shall not exceed 30 pounds.

**RBC303.4.18 Section R311.3.2 Floor elevations for other exterior doors.** Revise the exception to "Exception 1."

Add the following exception:

2. When more than two risers are required landing length at the exterior side of the door may be reduced to 18 inches (457.2 mm), provided the door does not swing over the stairway. Maximum height of the reduced landing shall not exceed 30 inches (762 mm) above adjacent grade.

**RBC303.4.19 Section R311.7.8.2**

**Continuity.** Add the following exception:

3. Where a handrail supported by a wall terminates and a new handrail along the same stairway is then supported by a guard, continuity is not required provided the terminus of the handrail supported by the wall is flush with or overlaps the vertical wall surface in which the handrail supported by the guard terminates.

**RBC303.4.20 Section R312.2 Window fall protection.** Delete

**RBC303.4.21 Section R313.1 Townhouse automatic fire sprinkler systems.** Revise the exception to "Exception 1."

Add the following exception:

2. An automatic residential fire sprinkler system shall not be required in townhouses with four or less attached units when separated in accordance with Section R302.2, Item 2 of the International Residential Code, 2015 Edition.

**RBC303.4.22 Section R313.2 One- and two-family dwellings automatic fire systems.** Delete.

**RBC303.4.23 Section R315.2.2 Alterations, repairs and additions.** Delete "Exception 2."

**RBC303.4.24 Section R317.1 Location required.**

**Item 2.** Delete and replace with the following:

2. All exterior wood framing members that are less than 6 inches (152.4 mm) from exposed ground or less than 2 inches



(51 mm) from a concrete slab or similar surface.

**Item 7.** Modify as follows:

7. Delete "Wood furring strips or other wood" and replace with "Structural wood"

**RBC303.4.25 Section R318 PROTECTION AGAINST SUBTERRANEAN TERMITES.** Add the following under the heading of this Section:

This Section is to be used for reference only.

**RBC303.4.26 Section R319.1 Address numbers.** Delete and replace with the following:

**R319.1. Premises identification.** Street addressing shall be in accordance with Section RBC312 of this Code.

**RBC303.4.27 Section R320.1 Scope.** Add the following after the first sentence:

See also Colorado Revised Statutes Title 9, Section 9-5-105.

**RBC303.4.28 Section R321.1 Elevators.** Delete and replace with the following:

**R321.1. Elevators.** Where provided, passenger elevators, limited-use/limited-applications elevators or private residence elevators shall comply with Section RBC310 of this Code.

**RBC303.4.29 Section R322 FLOOD-RESISTANT CONSTRUCTION.** Delete and replace with the following:

**R322.1 General.** Buildings and structures constructed in whole or in part in flood hazard area (as defined by Section RBC313.6) shall comply with Section RBC313 of this Code.

**RBC303.4.30 Section R323 STORM SHELTERS.** Add the following under the heading of this Section:

This Section is to be used for reference only.

**RBC303.4.31 Section R326.1 General.** Delete and replace with the following:

**R326.1 General.** The design and construction of pools and spas shall comply with Section RBC314 of this code.

**RBC303.4.32 Section R401.1.1** Insert a new section as follows:

**R401.1.1. Design professional required.** Construction documents for foundation systems and/or components regulated by this section shall be sealed by a design professional licensed by the State of Colorado.

**Exceptions:**

1. Freestanding, enclosed, accessory structures with an area of 200 square

feet (18.6 m<sup>2</sup>) or less and an eave height of 10 feet (3,048 mm) or less;

2. Single-story, enclosed, detached wood frame accessory structures not more than 750 square feet (69.7 m<sup>2</sup>) in area with a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil;
3. Decks, open patio covers, gazebos and similar structures set on piers; and
4. Patio cover enclosures built in accordance with Appendix H of the International Residential Code, 2015 Edition.

**RBC303.4.33 Section R401.4 Soil tests.** Delete and replace with the following:

**R401.4. Soil tests.** A soil test shall be required to determine the soil's characteristics for each building or structure regulated by this Code. This test shall be made and a subsequent report produced by a design professional licensed by the State of Colorado.

**Exception:** A soil test is not required for buildings or structures whose foundation system construction documents are not required to be sealed by a design professional in accordance with Section R401.1.1 of the International Residential Code, 2015 Edition.

**RBC303.4.34 Table R402.2 Minimum specified compressive strength of concrete.** Delete footnote d and replace with the following:

- d. Concrete shall be air entrained as required by either the soils test or the foundation design.

**RBC303.4.35 Section R403.1.4.1 Frost protection.** Delete the three (3) exceptions and replace with the following:

**Exceptions:**

1. Freestanding, enclosed accessory structures with an area of 200 square feet (18.6 m<sup>2</sup>) or less and an eave height of 10 feet (3,048 mm) or less shall be permitted to be supported directly on grade.
2. Ramps, stairs and detached, uncovered decks with a walking surface no greater than 24 inches (609.6 mm) above grade at any point within 36 inches (1,067 mm) horizontally from the edge of the walking surface may be supported directly on grade by an approved method.
3. Detached landings in conjunction with a temporary set modular or manufactured

home less than 32 square feet (2.97 m<sup>2</sup>) and a walking surface no higher than 42 inches at any point within 36 inches (1,067 mm) horizontally from the edge of the deck may be supported directly on grade by an approved method.

4. Single-story detached, enclosed wood frame accessory structures not more than 750 square feet (69.7 m<sup>2</sup>) in area with a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil.

**RBC303.4.36 Section R403.1.8 Foundations on expansive soils.** Delete "Section 1808.6 of the International Building Code" and replace with "the soils test recommendations as required per Section R401.4 of the International Residential Code, 2015 Edition."

**RBC303.4.37 Section R404.1.1 Design required.** Delete

**RBC303.4.38 Section R404.1.2 Design of masonry foundation walls.** Delete the second sentence.

**RBC303.4.39 Section R404.4 Retaining walls.** Delete and replace with the following:

**R404.4. Retaining walls.** Retaining walls that do not meet the criteria set forth by Section RBC105.2.1, Item 5 of this code shall be designed to ensure stability against overturning, sliding, excessive foundation pressure, and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning and shall be sealed by a design professional licensed in the State of Colorado.

**RBC303.4.40 Section R405.1 Concrete or masonry foundation walls.** Insert the following before the first sentence:

Unless otherwise specified by the soils test,

**RBC303.4.41 Section R405.1.2.** Insert a new section as follows:

**R405.1.2. Drainage system.** When a foundation peripheral drain is required by the soils test report and the system is not capable of positive gravity drainage to daylight; a collection sump shall be provided on the interior or exterior of the building. The sump shall be at least 24 inches (609.6 mm) in diameter or 20 square inches (129 cm<sup>2</sup>), shall extend at least 24 inches (609.6 mm) below the bottom of the basement floor and shall be capable of mechanical drainage to remove any accumulated water. The drainage system shall

discharge into an approved underdrain system or to daylight. An electrical receptacle installed in accordance with the Electrical Code shall be provided within 24 inches (609.6 mm) of the sump pit. When provided on the interior, discharge piping installed in accordance with the Plumbing Code shall be provided to discharge a minimum of 6 inches (152.4 mm) from the exterior of the foundation wall above grade.

**RBC303.4.42 Section R505.1.1 Applicability limits.** Delete and replace with the following:

**R505.1.1. Application and design professional required.** The provisions of this section shall control the construction of steel floor framing. Construction documents shall be sealed by a design professional licensed by the State of Colorado.

**RBC303.4.43 Section R506.1 General.** Delete the second sentence and replace with the following:

Concrete slab-on-ground floors shall be a minimum 3.5 inches (88.9 mm) thick and in accordance with the soils test per Section R401.4 of the International Residential Code, 2015 Edition.

**RBC303.4.44 Section R506.2.2 Base.** Delete the exception and replace the following:

**Exception:** A base course is not required unless specified by the soils test per Section R401.1 of the International Residential Code, 2015 Edition.

**RBC303.4.45 Section R506.2.3 Vapor retarder.** Delete exception 2 and replace with the following:

2. Unless specifically required by the soils test.

**RBC303.4.46 Section R507.2 Deck ledger connection to band joist.** Delete and replace with the following:

**R507.2 Deck ledger connection to structure.** For decks supporting a total design load of 50 pounds per square foot (2,394 Pa)" [40 pounds per square foot (1915 Pa) live load plus 10 pounds per square foot (479 Pa) dead load] shall be in accordance with this section, Tables R507.2 and R507.2.1, and Figures R507.2.1(1) and R507.2.1(2). The ledger shall be a minimum 2-inch by 8-inch (51 mm by 203mm) nominal, pressure-preservative-treated southern yellow pine, or pressure-preservative-treated hem fir, or approved naturally durable, No 2 grade lumber. For other grades, species, connection details and loading conditions the ledger connection shall be designed in accordance with Section R301.

**RBC303.4.47 Table R507.2 Deck Ledger Connection to Band Joist.** Delete and replace with the following:

**TABLE R507.2  
DECK LEDGER TO STRUCTURE CONNECTION  
(Deck live load = 40 psf, deck dead load = 10psf) <sup>e</sup>**

JOIST SPAN	MINIMUM NUMBER OF FASTENER(S) AND SIZE <sup>b, c, d, f, g, h</sup>				
	STUD		RIM JOIST <sup>a</sup>		
	16" o.c.	24" o.c.	12" o.c.	16" o.c.	24" o.c.
<b>6' and less</b>	(1) 7/16"	(2) 5/16"	(1) 3/8"	(1) 3/8"	(2) 3/8"
<b>6'-1" to 8'</b>	(2) 5/16"	(2) 7/16"	(1) 3/8"	(2) 3/8"	(2) 3/8"
<b>8'-1" to 10'</b>	(2) 3/8"	(2) 7/16"	(2) 3/8"	(2) 3/8"	(3) 3/8"
<b>10'-1" to 12'</b>	(2) 7/16"	(3) 7/16"	(2) 3/8"	(2) 3/8"	(3) 3/8"
<b>12'-1" to 14'</b>	(2) 7/16"	(3) 7/16"	(2) 3/8"	(3) 3/8"	(4) 3/8"
<b>14'-1" to 16'</b>	(3) 3/8"	(4) 3/8"	(2) 3/8"	(3) 3/8"	(4) 3/8"

- a. The tip of the lag screw shall extend beyond the inside face of the rim joist. Through bolts shall be provided with a plate washer at the inside face of the rim joist.
- b. Ledger shall be tight to exterior face the exterior the wall. Ledgers may be spaced with an approved product or a connection designed in accordance with accepted engineering practice.
- c. Ledgers shall be flashed and or sealed at the top to prevent water from contacting the rim joist.
- d. Alternative ledger connections shall be sized for 120% of live and dead loads.
- e. Deck ledger shall not be attached to an un-supported rim unless such connection is designed in accordance with accepted engineering practice.
- f. Rim joist material shall be 2" nominal lumber or minimum 1 1/8" engineered wood product. When solid sawn deck ledgers are attached to a 1 inch thick or less engineered wood product, the ledger attachment shall be designed in accordance with accepted engineering practice.
- g. Wood structural panel sheathing, gypsum board sheathing, and approved siding materials shall be permitted between the ledger and rim joist provided distance between the face of the rim and face of the ledger does not exceed 1 inch.
- h. Deck ledgers shall not be supported on stone or masonry veneer.

**RBC303.4.48 Section R602.3 Design and construction.** Delete the exception.

**RBC303.4.49 Table R602.3.1 Stud size, height and spacing.**

**Exceptions:**

- 2. In the first sentence, delete "25 pounds per square foot" and replace with "40 pounds per square foot".

**RBC303.4.50 Table R602.3(5) Stud size, height and spacing.** Add the following footnotes applicable to Table R602.3(5).

- d. This table is invalid for structures with cementitious toppings exceeding 13 pounds per square foot (622 N/m<sup>2</sup>).
- e. At openings in walls, (such as windows), for each stud removed to allow for the opening, a minimum of 1/2 of a stud must be placed at each side of the opening.
- f. Listed heights are distances between lateral supports placed perpendicular to the plane of the wall.

**RBC303.4.51 Section R602.3.4 Bottom (sole) plate.** Add the following after the first paragraph:

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

**RBC303.4.52 Section R602.5.1** Insert a new section as follows:

**Section R602.5.1 Interior nonbearing walls on slab.** Interior nonbearing walls on non-structural concrete slabs shall be constructed to accommodate slab movement in accordance with the soils test.

**Exception:** In the absence of a soils test walls shall be constructed in a manner to allow for a minimum of 1 1/2 inch (38.1 mm) vertical movement.

**RBC303.4.53 Section R602.6 Drilling and notching-studs.** Add the following:

3. Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 0.1046 inch thick (2.657 mm) (12 ga.) x 1½ inch wide (38.1 mm) steel straps fastened to each side of the stud with four (4) 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs, engineering calculations shall be submitted to show that the stresses allowed by this section are not exceeded under the design loads.

**RBC303.4.54 Section R603.1.1 Applicability limits.** Delete and replace with the following:

**R603.1.1. Application and design professional required.** The provisions of this Section shall control the construction of exterior wall framing and interior load bearing steel wall framing. Construction documents shall be sealed by a design professional licensed by the State of Colorado.

**RBC303.4.55 Section R606.1.1 Professional registration not required.** Delete and replace with the following:

**R606.1.1. Application and design professional required.** The provisions of this Section shall control the construction of exterior masonry wall construction and interior load bearing masonry wall construction. Construction documents shall be sealed by a design professional licensed by the State of Colorado.

**RBC303.4.56 Section R608.1 General.** Delete the last sentence and replace with the following:

Construction documents shall be sealed by a design professional licensed by the State of Colorado.

**RBC303.4.57 Section R610.1 General.** Delete and replace with the following:

**R610.1. Application and design professional required.** The provisions of this Section shall control the construction of exterior structural insulated panel walls and interior load-bearing structural insulated panel walls. Construction documents shall be sealed by a design professional licensed by the State of Colorado.

**RBC303.4.58 Section R702.7 Vapor retarders.** In the first sentence delete zone "5".

**RBC303.4.59 Section R801.3 Roof drainage.** Delete and replace with the following:

**R801.3 Roof drainage.** All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface or approved drainage system at least 3 feet (914.4 mm) from foundation walls or greater if required by the soils report.

**RBC303.4.60 Section R804.1.1 Applicability limits.** Delete and replace with the following:

**R804.1.1. Application and design professional required.** The provisions of this Section shall control the construction of steel roof framing. Construction documents shall be sealed by a design professional licensed by the State of Colorado.

See Appendix D of this code for additional modifications to Section 902.1 of the International Residential Code, 2015 Edition, by the City of Colorado Springs.

**RBC303.4.61 Section R905.2.9.** Insert a new section as follows:

**R905.2.9. Face nailing.** Face nailing of asphalt shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided the nail heads are covered with mastic.

**RBC303.4.62 Section R905.7.5 Application.** Add the following after the first paragraph:

Face nailing of wood shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer's specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided a soldier course is provided over the flashing to nail through.

**RBC303.4.63 Section R905.8.6 Application.** Add the following after the first paragraph:

Face nailing of wood shakes shall be as permitted for wood shingles.

**RBC303.4.64 Section R908.2.1.** Insert a new section as follows:

**R907.2.1. Roof dead load.** Where the total weight of the new and / or existing roof covering materials exceed 6.6 pounds per square foot (316 N/m<sup>2</sup>) calculations sealed by



a design professional licensed by the State of Colorado shall be submitted demonstrating that the structure will accommodate the increased total roof dead load.

**RBC303.4.65 Section R908.3 Roof Replacement.** Renumber "Exception" to "Exception 1" and add the following:

**Exceptions:**

2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section 908.4.

**RBC303.4.66 Section R908.3.1 Roof-recover.** Delete.

**RBC303.4.67 Section R1003.9.2 Spark arrestors.** Delete the first sentence and replace with the following:

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

**RBC303.4.68 Section M1305.1.4 Appliances under floors.** At the end of the first paragraph add the following:

Access to appliances in under floor spaces shall not be through a garage unless the access is provided with a solid weather-stripped door equipped with an approved self-closing device, and all combustion air is outdoor combustion air.

**RBC303.4.69 Section M1408 VENTED FLOOR FURNACES.** Delete and replace with the following:

**M1408 Vented floor furnaces.** Vented floor furnaces are prohibited.

**RBC303.4.70 Section M1411.8 Locking access port caps.** Delete

**RBC303.4.71 Section M1413 EVAPORATIVE COOLING EQUIPMENT.** Delete

**RBC303.4.72 Section M1503.4 Make up air required.** In the first sentence delete "400 cubic feet per minute (0.19m<sup>3</sup>/s)" and replace with "800 cubic feet per minute (0.38m<sup>3</sup>/s)".

Add the following exception:

**Exception:** Exhaust hood systems located within a dwelling in which all fuel fired appliances contained within the dwelling's thermal envelope are direct vent (sealed combustion).

**Section M1601.1.1 Above-ground duct systems.** Delete item 7.

**RBC303.4.73 Section M2101.10 Tests.** In the first sentence delete "100 pounds per square inch (689 kPa)" and replace with "50 pounds per square inch (345 kPa)".

**RBC303.4.74 Section M2103.4 Testing.** Delete and replace with the following:

**M2101.10 Tests.** Piping or tubing to be embedded shall be tested with liquid or air to at least 50 pounds per square inch (345 kPa) greater than the operating pressure.

**RBC303.4.75 Section M2105.28 Testing.** Add the following after the last sentence:

Testing results from an approved third party shall be provided at time of inspection.

**RBC303.4.76 Section G2406.2 Prohibited locations.** Delete items 3 and 4.

Item 5, add the following after the end of the second sentence:

"or other adjacent spaces meeting indoor combustion air requirements of Section G2407.5"

Add the following item:

6. The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose, the door to the bedroom or bathroom is fully louvered, the door to the appliance room is fully louvered, all combustion air may be taken from indoors in accordance with Section G2407.5.

**RBC303.4.77 Section G2412.5** Insert a new section as follows:

**G2412.5 Elevated gas pressure pipe identification.** Gas piping systems on the discharge side of the Gas Purveyors regulator/meter with pressures exceeding ½ (psi) shall be identified with labels marked Medium Pressure. Pressures exceeding 5 (psi) shall be identified with labels marked High Pressure. Piping shall be labeled every 10 feet.

**RBC303.4.78 Section G2414.5.2 Copper and copper alloy tubing.** Delete and replace with the following:

**G2414.5.2 Copper and copper alloy tubing.** Copper and copper alloy tubing shall not be used on natural gas systems.



**RBC303.4.79 Section G2415.11 Protection against corrosion.** Add the following at the end of the first paragraph:

Underground piping systems shall be installed using only listed Polyethylene Plastic or Corrugated Stainless Steel.

**Exceptions:**

1. Metallic tubing (type L copper) may be used in underground LP gas systems
2. Metallic piping may be used in underground systems with prior approval.

**RBC303.4.80 Section G2415.12 Minimum burial depth.** Delete "12 inches (304.8 mm)" and replace with "18 inches (457.2 mm)".

**RBC303.4.81 Section G2417.1.2 Repairs and additions.** Delete the second paragraph and replace with the following:

Minor repairs and additions are not required to be pressure tested provided that the pipping is accessible, limited a maximum of eight joints and has a total developed length of not greater than 10 feet (3,048 mm).

**RBC303.4.82 Section G2417.4.1 Test pressure.** Delete and replace with the following:

**G2417.4.1 Test pressure.** Test pressure shall be observed by the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not greater than three times the test pressure and shall be in accordance with the following:

Pipe Type	Test pressure	Duration of test in minutes	Testing method
Threaded Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen
Welded Pipe	60 psi (414 kPa)	30	Air, CO2, Nitrogen
Corrugated Stainless Steel Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen

**RBC303.4.83 Section G2417.4.2 Test duration.** Delete.

**RBC303.4.84 Section G2417.7.1.1 Removal from service.** Delete and replace with the following:

**G2417.7.1.1 Interruption of service.** In the event that existing service is shut off or the meter is removed for more than one (1) calendar year, the piping shall be retested in accordance section G2417.4.1 of this code.

**RBC303.4.85 Section G2419 Drips and Sloped Piping.** Delete.

**RBC303.4.86 Section G2427.5.5.1 Chimney lining.** Delete the exception.

**RBC303.4.87 Section G2427.7 Single-wall metal pipe.** Delete and replace with the following:

**G2427.7 Single-wall metal pipe.** Single-wall metal pipe vents are prohibited.

**RBC303.4.88 Section AH101.2 Permitted uses.** Add the following after the second sentence:

Enclosed patios shall not be conditioned by any heating or cooling means.

**RBC303.4.89 Section G2432.4** Insert a new section as follows:

**G2432.4 Fireplace doors.** Fireplace openings containing decorative gas appliances shall be equipped with glass doors or automatic dampers.

**RBC303.4.90 Section G2433 LOG LIGHTERS.** Delete and replace with the following:

**G2433 Log lighters.** Log lighters are prohibited.

**RBC303.4.91 Section G2437 FLOOR FURNACES.** Delete and replace with the following:

**G2437 Floor furnaces.** Floor furnaces are prohibited.

**RBC303.4.92 Section 2445.2 Prohibited use.** Delete and replace with the following:

**G2445.2 Prohibited use.** Unvented room heaters are prohibited within a dwelling unit.

**RBC303.4.93 Section AH105.2 Footings.** Delete and replace with the following:

Patio covers shall be permitted to be supported on a slab on grade without footings, provided the slab conforms to the provisions of Section R506 of this code and columns spaced a minimum of 6 feet on center do not support live and dead loads in excess of 750 pounds (3.34 kN) per column.

## SECTION RBC304 - MECHANICAL CODE

**RBC304.1 SHORT TITLE.** This section will be known and cited as the Mechanical Code.

**RBC304.2 SCOPE.** The Mechanical Code shall regulate the design, installation, maintenance and alteration of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This Code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed therein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by Section 305 of this Code.

### **RBC304.3 CODES ADOPTED BY REFERENCE.**

There is hereby adopted by reference the International Mechanical Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The above Code is being adopted as if set out at length, to include Appendix A, except the following sections which are declared to be inapplicable and are therefore expressly deleted:

1. Chapter 1, Administration
2. Appendix B, Recommended Permit Fee Schedule

**RBC304.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC304.4.1 Section 303.3 Prohibited locations.** Delete exceptions 1, 2, 3 and replace with the following:

#### **Exceptions:**

1. Direct-vent appliances installed in accordance with the conditions of its listing and the manufacturer's instructions.
2. Vented room heaters, wall furnaces, vented gas fireplaces, vented gas fireplace heaters and vented decorative appliances for installation in vented solid fuel-burning fireplaces are installed in rooms that meet the required volume criteria of Section 304.5 of the International Fuel Gas Code, 2015 edition.
3. Appliances installed in a room or space that opens only into a bedroom or bathroom, such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. All

combustion air shall be taken directly from the outdoors in accordance with Section 304.6 or other adjacent spaces meeting indoor combustion air requirements in Section 304.5 of the International Fuel Gas Code, 2015 edition.

**RBC304.4.2 Section 512.1 General.** Add the following exception:

**Exception:** Radon Systems.

**RBC304.4.3 Section 801.10 Connection to fireplace.** Delete and replace with the following:

**801.10 Connection to fireplace.** Connection of appliances to chimney flues serving fireplaces shall not be permitted.

**RBC304.4.4 Section 901.1 Scope.** Delete "and factory built fireplaces" from the first sentence.

**RBC304.4.5 Section 901.3 Hazardous locations.** Delete.

**RBC304.4.6 Section 902.2 Fireplace accessories.** Delete.

**RBC304.4.7 Section 903 FACTORY BUILT FIREPLACES.** Delete.

**RBC304.4.8 Section 904 PELLET FUEL-BURNING APPLIANCES.** Delete.

**RBC304.4.9 Section 905 FIREPLACE STOVES AND ROOM HEATERS.** Delete.

**RBC304.4.10 Section 910 FLOOR FURNACES.** Delete and replace with the following:

**910 Floor furnaces.** Floor furnaces are prohibited.

**RBC304.4.11 Section 1001.1 Scope.** Delete Exception 7.

**RBC304.4.12 Section 1101.10 Locking access port caps.** Delete

**RBC304.4.13 Section 1108.1 General.** Add the following exception:

4. Refrigeration systems serving dwelling units, not exceeding 5 tons of refrigeration capacity, field piped using approved factory-charged line sets without joints concealed within building construction, and terminating within 5 feet (1,524 mm) of the coil/condenser.

**RBC304.4.14 Section 1208.1 General.** In the first sentence delete "100 pounds per square inch (689 kPa)" and replace with "50 pounds per square inch (345 kPa)".

**RBC304.4.15 Section 1210.10 Tests.** Add the following after the last sentence:

Testing results from an approved third party shall be provided at time of inspection.

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## SECTION RBC305 - FUEL GAS CODE

**RBC305.1 SHORT TITLE.** This section will be known and cited as the Fuel Gas Code.

**RBC305.2 SCOPE.** The Fuel Gas Code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories in accordance with Sections RBC305.2.1 through RBC305.2.3 of this Code.

**RBC305.2.1 Piping systems.** These regulations cover piping systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 pounds per square inch (psig) (140 kPa gauge) or less, except as provided in Section 402.6.1 of the International Fuel Gas Code, 2015 Edition. Coverage shall extend from the point of delivery to the outlet of the equipment shutoff valves. Piping systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

**RBC305.2.2 Gas Utilization Equipment.** Requirements for gas utilization equipment and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

**RBC305.2.3 Systems and Equipment outside the Scope.** This Code shall not apply to the following:

1. Portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system.
2. Installation of farm appliances and equipment such as brooders, dehydrators, dryers and irrigation equipment.
3. Raw material (feedstock) applications except for piping to special atmosphere generators.
4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.
7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.
8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas piping in power and atomic energy plants.
11. Proprietary items of equipment, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas equipment for vaporization, gas mixing and gas manufacturing.
13. Installation of LP-gas systems for railroad switch heating.
14. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
15. Except as provided in Section 401.1, gas piping, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
16. Building design and construction, except as specified herein.
17. Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).
18. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

### **RBC305.3 CODE ADOPTED BY REFERENCE.**

There is hereby adopted by reference the International Fuel Gas Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Fuel Gas Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration

**RBC305.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC305.4.1 Section 303.3 Prohibited locations.** Delete items 3 and 4.

Item 5, add the following after the end of the second sentence:

“or other adjacent spaces meeting indoor combustion air requirements of Section 305.4”

**RBC305.4.2 Section 401.5.1** Insert a new section as follows:

**401.5.1 Elevated gas pressure pipe identification.** Gas piping systems on the discharge side of the Gas Purveyors regulator/meter with pressures exceeding ½ (psi) shall be identified with labels marked Medium Pressure. Pressures exceeding 5 (psi) shall be identified with labels marked High Pressure. Piping shall be labeled every 10 feet.

**RBC305.4.3 Section 403.4.3 Copper and copper alloy.** Delete and replace with the following:

**403.4.3 Copper and copper alloy.** Copper and copper alloy piping shall not be used on natural gas systems.

**RBC305.4.4 Section 403.5.2 Copper and copper alloy tubing.** Delete and replace with the following:

**403.5.2 Copper and copper alloy tubing.** Copper and copper alloy tubing shall not be used on natural gas systems.

**RBC305.4.5 Section 403.11 Plastic pipe, joints and fittings.** Delete item 3 and replace with the following:

3. Compression type mechanical joints are prohibited.

**RBC305.4.6 Section 404.9 Protection against corrosion.** Add the following at the end of the first paragraph:

Underground piping systems shall be installed using only listed Polyethylene Plastic or Corrugated Stainless Steel.

**Exceptions:**

1. Metallic tubing (type L copper) may be used in underground LP gas systems
2. Metallic piping may be used in underground systems with prior approval.

**RBC305.4.7 Section 404.10 Minimum burial depth.** Delete “12 inches (304.8 mm)” and replace with “18 inches (457.2 mm)”.

**RBC305.4.8 Section 404.10.1 Individual outside appliances.** Delete.

**RBC305.4.9 Section 406.1.2 Repairs and additions.** Delete the second paragraph and replace with the following:

Minor repairs and additions are not required to be pressure tested provided that the piping is accessible, limited to a maximum of eight joints and has a total developed length no greater than 10 feet (3,048 mm).

**RBC305.4.10 Section 406.4.1 Test pressure.** Delete and replace with the following:

**406.4.1 Test pressure.** Test pressure shall be observed by the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not greater than three times the test pressure and shall be in accordance with the following:

Pipe Type	Test pressure	Duration of test in minutes	Testing method
Threaded Pipe	10 psi (69 kPa)	15	Air, CO <sub>2</sub> , Nitrogen
Welded Pipe	60 psi (414 kPa)	30	Air, CO <sub>2</sub> , Nitrogen
Corrugated Stainless Steel Pipe	10 psi (69 kPa)	15	Air, CO <sub>2</sub> , Nitrogen

**RBC305.4.11 Section 406.4.2 Test duration.** Delete.

**RBC305.4.12 Section 406.6.5** Insert a new section as follows:

**406.6.5 Interruption of service.** In the event that existing service is shut off or the meter is removed for more than six (6) months, the piping shall be retested in accordance Section 406.4 of the International Fuel Gas Code, 2015 Edition.

**RBC305.4.13 Section 408 Drips and Sloped Piping.** Delete.

**RBC305.4.14 Section 410.3.1 Vent piping.** Add the following:

Vent piping located inside a structure, shall be rigid metallic pipe complying with Section 403.4 of the International Fuel Gas Code, 2015 Edition.



**RBC305.4.15 Section 416 Overpressure Protection Devices.** Delete.

**RBC305.4.16 Table 503.4 Type of venting system to be used.** Delete "single wall metal pipe" throughout the Table.

**RBC305.4.17 Section 503.5.6.1 Chimney lining.** Delete the exception.

**RBC305.4.18 Section 503.7 Single-wall metal pipe.** Delete and replace with the following:

**503.7 Single-wall metal pipe.** Single-wall metal pipe vents are prohibited.

**RBC305.4.19 Section 503.10.2.2 Vent connectors located in unconditioned areas.** Delete the exception.

**RBC305.4.20 Section 504.2.9 Chimney and vent locations.** Delete the second paragraph and items 1 through 6.

**RBC305.4.21 Section 504.3.20 Chimney and vent locations.** Delete the second paragraph and items 1 through 5.

**RBC305.4.22 Section 602.4.** Insert a new section as follows:

**602.4 Fireplace Doors.** Fireplace openings containing decorative gas appliances shall be equipped with glass doors or automatic dampers.

**RBC305.4.23 Section 603 LOG LIGHTERS.** Delete and replace with the following:

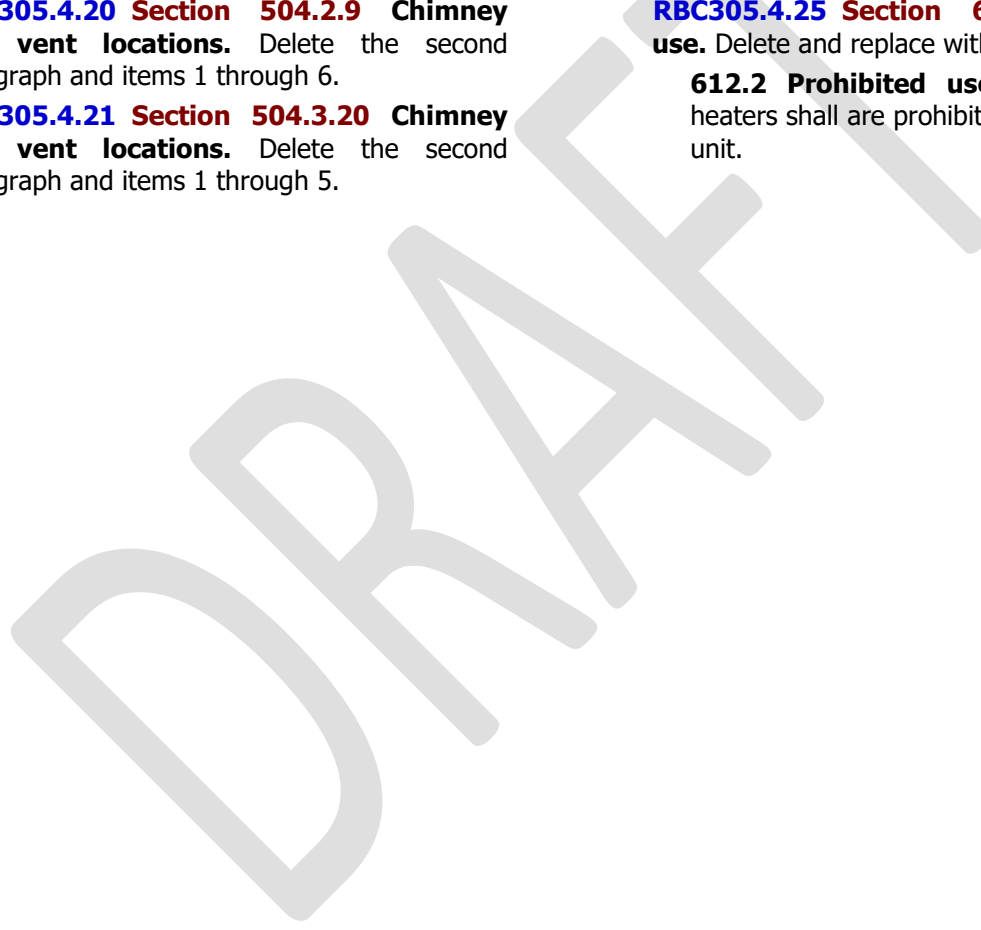
**603 Log lighters.** Log lighters are prohibited.

**RBC305.4.24 Section 609 FLOOR FURNACES.** Delete and replace with the following:

**609 Floor furnaces.** Floor furnaces are prohibited.

**RBC305.4.25 Section 621.2 Prohibited use.** Delete and replace with the following:

**621.2 Prohibited use.** Unvented room heaters shall be prohibited within a dwelling unit.



## SECTION RBC306 - PLUMBING CODE

**RBC306.1 SHORT TITLE.** This section will be known and cited as the Plumbing Code.

**RBC306.2 CODE ADOPTED BY REFERENCE.**

There is hereby adopted by reference the Colorado Plumbing Code of the Department of Regulatory Agencies, 1560 Broadway, Suite 1360, Denver Colorado, 80202, current edition within twelve (12) months after adoption by the State of Colorado Plumbing Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.

See Appendix D of this code for additional modifications to Section 306.2 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs.

DRAFT

## SECTION RBC307 - ELECTRICAL CODE

**RBC307.1 SHORT TITLE.** This section will be known and cited as the Electrical Code.

**RBC307.2 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the National Electrical Code of the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, 2014 edition within twelve (12) months after adoption by the State of Colorado Electrical Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.

See Appendix D of this code for additional modifications to Section 307.2 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs.

**RBC307.3 ELECTRICAL SIGNS.** Electrical signs shall be subject to permits and inspections.

**RBC307.4 REGISTRATION OF FIRE ALARM CONTRACTORS.** Fire alarm contractors shall be registered in accordance with Section RBC208 of this Code and shall obtain permits in accordance with Section RBC105 of this Code.

DRAFT

## SECTION RBC308 - ENERGY CONSERVATION CODE

**RBC308.1 SHORT TITLE.** This section will be known and cited as the Energy Conservation Code.

**RBC308.2 SCOPE.** The Energy Conservation Code shall apply in accordance with Section 101.2 of the International Energy Conservation Code, 2015 Edition as follows:

1. Section C101.2 for *commercial buildings*
2. Section R101.2 for *residential buildings*

### **RBC308.3 CODE ADOPTED BY REFERENCE.**

There is hereby adopted by reference the International Energy Conservation Code, 2015 Edition, of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Energy Conservation Code Appendix.

**RBC308.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC308.4.1 Section C103.1 General.** Delete and replace with the following:

**C103.1. General.** Construction documents and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a design professional licensed in the State of Colorado or by qualified persons as approved by the Building Official.

**Exception:** The Building Official is authorized to waive the requirements for construction documents or other supporting data if the Building Official determines they are not necessary to confirm compliance with this code.

**RBC308.4.2 Section C107 FEES.** Delete.

**RBC308.4.3 Section C108 STOP WORK ORDER.** Delete.

**RBC308.4.4 Section C109 BOARD OF APPEALS.** Delete.

**RBC308.4.5 Section C402.4.2 Minimum skylight fenestration area.** Delete "Exception 1" and replace with the following:

1. Buildings in *Climate Zones* 5 through 8.

**RBC308.4.6 Section R103.1 General.** Delete and replace with the following:

**R103.1. General.** Construction documents and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a design professional licensed in the State of Colorado or by qualified persons as approved by the Building Official.

**Exception:** The Building Official is authorized to waive the requirements for construction documents or other supporting data if the Building Official determines they are not necessary to confirm compliance with this code.

**RBC308.4.7 Section R107 FEES.** Delete

**RBC308.4.8 Section R108 STOP WORK ORDER.** Delete.

**RBC308.4.9 Section R109 BOARD OF APPEALS.** Delete.

**RBC308.4.10 Section R402.1 General (Prescriptive).** Add the following exception:

3. Detached accessory structures in conjunction with one and two family dwellings not intended for human occupancy.

**RBC308.4.11 Section R402.1.1 Vapor retarder.** Delete

**RBC308.4.12 Table R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT.** Under the "Basement Wall R-Value" Column for Climate Zone 5 delete "15/19" and replace with "10/13".

**RBC308.4.13 Table R402.1.4 EQUIVALENT U-FACTORS.** Under the "Basement Wall U-Factor" Column for Climate Zone 5 delete 0.050 and replace with 0.059.

**RBC308.4.14 Section R402.4 Air leakage (Mandatory).** Add the following exception:

**Exception:** R-2 occupancies which comply with Section C402.5.

**RBC308.4.15 Section R402.4.1.2 Testing.** In the first sentence delete "three air changes per hour in Climate Zones 3 through 8." and replace with "five air changes per hour in Climate Zones 3 through 8."

**RBC308.4.16 Section R402.4.4 Rooms containing fuel-burning appliances.** Add the following exception:

3. Fuel-burning appliances equipped with a listed power vent approved for the specific application as approved by the Building Official.

**RBC308.4.17 Section R403.4 Mechanical system piping insulation (Mandatory).** Add the following exception:

**Exception:** Mechanical system piping or portions thereof located completely inside the *building thermal envelope*.

**RBC308.4.18 Section R403.5.1.1 Circulation systems.** Add the following exception:

**Exception:** Circulation pumps that automatically maintain the desired temperature in the hot water piping system in accordance with the demand of heated water within the occupancy.

**RBC308.4.19 Section R503.1.1 Building envelope.** Delete Exception 4 and replace with the following:

4. Roof replacement.

DRAFT



## SECTION RBC309 - MANUFACTURED BUILDING CODE

**RBC309.1 SHORT TITLE.** This section will be known and cited as the Manufactured Building Code.

**RBC309.2 SCOPE.** This section shall regulate the installation, relocation, placement, additions, alterations, remodeling, and repairs of manufactured homes (HUD code units), factory built home (UBC/IRC code units) and factory built commercial buildings (UBC/IBC code units).

**Exception:** Construction trailers set for the sole purpose of sheltering construction management activity on a future or active construction site.

**RBC309.3 AUTHORITY.** The Building Official shall have the authority to declare the Jurisdiction a Participating Jurisdiction under the state of Colorado Manufactured Housing Installation Program.

**RBC309.4 PROHIBITED STRUCTURES.** Mobile homes and units manufactured prior to 1976 shall not be installed or relocated within the Jurisdiction.

See Appendix C for an exception within unincorporated areas of El Paso County.

### **RBC309.5 IDENTIFICATION.**

**RBC309.5.1 Manufactured Homes (HUD).** Each section of each home manufactured under the federal manufactured home construction and safety standard shall contain a label issued by the inspection agency. The label shall indicate that the manufacturer has certified that the home meets the applicable standards and that the construction process has been monitored by a third party inspection agency.

Manufactured homes bearing an approved HUD label shall be accepted in all localities as meeting the requirements of C.R.S. 24-32-701 which supersede the building codes of counties, municipalities and state agencies for the original installation only.

**RBC309.5.2 Factory-built Residential and Commercial Units.** Each factory built unit is constructed to the uniform series of codes or the International series of codes and the National Electrical Code. The unit shall bear an insignia issued by the State of Colorado Division of Housing. The insignia indicates that the manufacturer has certified that the unit is built in compliance with Colorado standards and that the construction process has been monitored by a third party inspection agency.

### **RBC309.6 PERMITS.**

**RBC309.6.1 Mobile Home Parks.** Manufactured homes certified by the U.S. Department of Housing and Urban Development (HUD certified manufactured home) located in a mobile home park as permitted by the Zoning Code of the Jurisdiction, as applicable, shall be issued permits by the Building Official, subject to the requirements of this Code. The permit shall apply only to the HUD certified manufactured home for which it was obtained and shall not run with the land as a permitted use. Prior to the occupation of any HUD certified manufactured home in a mobile home park, the manufactured home shall be inspected by the Building Official and shall be in conformance with the requirements of this Code.

**RBC309.6.2 Private Land.** HUD certified manufactured homes, factory-built units as defined in C.R.S. 31-23-301(5)(a)(1), as amended, certified by the Division of Housing of the State of Colorado in accord with C.R.S. 24-32-703(3), as amended, and 8 CCR 1302-3 (Factory Built Housing Construction Certification Code of Colorado) may be located on private land as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures a building permit shall be issued by the Building Official, subject to the requirements of this Code.

**RBC309.6.3 Other Forms of Land.** Manufactured buildings may be located on any other form of land not addressed in Sections RBC309.6.1 or RBC309.6.2 of this Code as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures a building permit shall be issued by the Building Official, subject to the requirements of this Code.

### **RBC309.7 CONSTRUCTION DOCUMENTS.**

Construction documents shall be submitted for review and approval in accordance with Section RBC106 of this Code for all manufactured buildings prior to the issuance of permits.

### **RBC309.8 DESIGN.**

**RBC309.8.1 Manufactured Homes.** Each manufactured home (HUD) shall bear a data plate affixed in a permanent manner near the main electrical panel, master bedroom closet, laundry room or other readily accessible and visible location. The data plate shall contain the name of the manufacturer, the design/approval agency, factory-installed equipment and the wind, roof load, and thermal zones for which the unit was constructed.

Data plates of manufactured homes (HUD) installed in the State of Colorado shall indicate the following minimum design criteria:

WIND ZONE:	ZONE 1
THERMAL:	ZONE 3
ROOF LOADS:	MIDDLE (30 PSF)

No manufactured home (HUD) shall be installed if any criteria do not meet these minimum requirements.

Special snow load conditions: Homes installed in heavy snow fall areas shall comply with one of the following requirements:

1. The home shall be shown to have been constructed for the proven snow load;
2. The owner shall show proof of having an approved snow removal maintenance program;
3. A protective shelter built in accordance with the Building Code shall be provided over the home, not connected to the home.

**RBC309.8.2 Factory-Built Units.** Factory built units bearing a factory seal shall be accepted in all locations as meeting the requirements of C.R.S 24-32-701 as amended. Factory-built units shall meet the snow and wind load requirements for the specific home site.

### **RBC309.9 FOUNDATIONS AND SETS.**

**RBC309.9.1 Permanent Foundations.** A permanent foundation (permanent set) is a foundation system designed to support the unit and comply with all applicable provisions of the Building Code. This system shall be designed by a design professional licensed by the state of Colorado.

**RBC309.9.2 Non-permanent Foundations.** A non-permanent foundation (temporary set) is a foundation system designed to support the unit in accordance with the manufacturer's installation instructions or, if manufacturer's installation instructions are not available, NCSBCS/ ANSI A225.1-1994 shall be used.

**Exception.** Factory-built commercial buildings qualifying as a temporary building in accordance with Section RBC107 of this Code shall have a support layout design professional licensed by the State of Colorado. The foundation is not required to meet the frost depth requirements of the Building Code.

### **RBC309.10 INSTALLATIONS.**

#### **RBC309.10.1 Unit Installations.**

**RBC309.10.1.1 Permanent Foundations.** All units placed on a permanent foundation shall comply with the requirements of this Code.

**RBC309.10.1.2 Non-Permanent Foundations.** Manufactured homes (HUD) placed on a non-permanent foundation shall be installed in accordance with the manufacturer's installation instructions. If instructions for used homes are not available, NCSBCS/ANSI A225.1-1994 shall be used.

#### **RBC309.10.2 Systems.**

**RBC309.10.2.1 Electrical.** All electrical connections shall be compatible with the services provided. Any modifications shall be performed by properly licensed persons and inspected prior to connection. All field installed electrical systems shall conform to the requirements of the Electrical Code.

**RBC309.10.2.2 Heating.** All field installed mechanical systems to include gas appliances and piping shall conform to the requirements of the Mechanical Code and the Fuel Gas Code.

**RBC309.10.2.3 Plumbing.** All field installed plumbing systems shall conform to the requirements of the Plumbing Code.

#### **RBC309.10.3 Utilities.**

**RBC309.10.3.1 Utilities Connected.** All units shall be supplied with appropriate utilities including but not limited to gas, sewer, water and electrical.

**Exception:** Units used for storage only.

**RBC309.10.3.2 Public Utilities.** All units connected to a public utility shall conform to the requirements of the utility purveyor.

**RBC309.10.3.3 Private Utilities.** All units connected to private sewage disposal systems shall comply with the requirements of the El Paso County Health Department.

**RBC309.10.4 Drainage.** Site grading and drainage shall provide diversion of any surface water away from the unit and prevent water accumulation under the unit. The installation shall not pass inspection unless the unit is properly drained. The installation seal shall not be placed on the unit until the drainage is found to be acceptable.

**RBC309.11 INSPECTIONS.** Appropriate inspections shall be made in accordance with Section RBC109 of this Code.

### **RBC309.12 ADDITIONS AND MODIFICATIONS.**

**RBC309.12.1 Permanent Foundations.** Additions and modifications may be made to manufactured buildings in accordance with the

Building Code when installed on permanent foundations.

**Exception:** No additions shall be made to a manufactured home (HUD) unless the addition is an approved manufactured system designed for the specific addition to the building, an independently supported structure meeting the requirements of the Residential Code or unless the entire building has been certified by a licensed design professional as meeting the requirements of the Residential Code.

**RBC309.12.2 Non-permanent Foundations.**

Addition and modification made to any temporary buildings are not a part of the scope of this Code.

**RBC309.13 LOCATION ON PROPERTY.**

Manufactured homes and factory-built units placed on a permanent foundation shall be located in accordance with the applicable provisions of the Building Code and the Zoning Code of the Jurisdiction, as applicable.

**RBC309.13.1 Minimum Setback Requirements.** Where property is not governed by zoning regulations or no specific setback requirements exist, the setbacks shall be as follows:

**RBC309.13.1.1 Manufactured Homes.**

1. Five (5) feet from the street, with no infringement into setback.
2. Twelve (12) feet from an adjacent home, with no infringement into setback.
3. Six (6) feet from property line.

Note: No infringement is permitted, except that open carports and patio covers in accordance with the Residential Building Code may extend to within two (2) feet of the property line.

**RBC309.13.1.2 Accessory Structures.**

1. Five (5) feet from side and rear property lines.
2. Twenty (20) feet from front property line.

**RBC309.14 CERTIFICATES OF OCCUPANCY.**

No certificate of occupancy shall be issued for the installation of any manufactured building except for factory-built commercial units placed on a permanent foundation.

**RBC309.15 PLACEMENT OF INSTALLATION INSIGNIA.**

Upon completion of the installation of any residential manufactured building, an insignia shall be attached to the unit that certifies the installation. No permanent utilities shall be released to the unit prior to the installation of the insignia. Temporary utility connections are permitted for temporary construction purposes when pertinent testing has been completed.



**SECTION RBC310 - ELEVATOR AND ESCALATOR SAFETY CODE**

**RBC310.1 SHORT TITLE.** This section will be known and cited as the Elevator and Escalator Safety Code.

**RBC310.2 SCOPE.** The Elevator and Escalator Safety Code shall regulate the design, construction, installation, operation, inspection, testing, maintenance, alteration, and repair of new and existing elevators, dumbwaiters, escalators, moving walks, material lifts, and dumbwaiters with automatic transfer devices.

**RBC310.3 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the Safety Code for Elevators and Escalators, ASME A17.1, and all amendments thereto; the Safety Code for Existing Elevators and Escalators, ASME A17.3, and all amendments thereto; the Safety Standard for Platform Lifts and Stairway Chairlifts, ASME A18.1, and all amendments thereto; and the Standard for Elevator Suspension, Compensation, and Governor Systems, ASME A17.6, of the American Society of Mechanical Engineers, Three Park Avenue, New York, New York, 10016-5990, as incorporated into ASME A17.1, 2013, current editions within twelve (12) months after adoption by the State of Colorado Department of Labor and Employment, Division of Oil and Public Safety, 633 17th Street, Suite 500 Denver Colorado, 80202, along with all revisions, modifications and exceptions thereto

appearing in 7 CCR 1101-8. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours. The above Codes are being adopted in their entirety.

See Appendix D of this code for additional modifications to Section 310.3 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs.

**RBC310.4 ADDITIONS AND MODIFICATIONS.** The adopted Codes are subject to the following additions and modifications:

**RBC310.4.1 ASME A17.1, Section 5.8 SHIPBOARD ELEVATORS.** Delete.

**RBC310.4.2 ASME A17.1, Section 5.9 MINE ELEVATORS.** Delete.

**RBC310.4.3 ASME A17.1, Section 5.10 ELEVATORS USED FOR CONSTRUCTION.** Delete.

**RBC310.4.4 ASME A17.1, Section 8.6.5.15 Periodic Test Requirements: Category 3.** Delete.

**RBC310.4.5 ASME A17.1, Section 8.11.1.1.2 Periodic Tests.** Delete subsection (a) and replace with Table 2-3-2 from the Colorado Conveyance Regulations, 7 CCR 1101-8:

**Table 2-3-2: Frequency of Periodic Tests**

Conveyance Type	Category 1 (One Year)		Category 5 (Five Year)	
	(One Year)	(One Year)	(One Year)	(One Year)
	Perform	Witness	Perform	Witness
Traction Elevator	Annually	5 years	5 years	5 years
Hydraulic Elevators	Annually	5 years	5 years <sup>1</sup>	5 years <sup>1</sup>
Other Elevators <sup>2</sup>	Annually	5 years	5 years	5 years
Dumbwaiters	5 years	Not Required	Not Required	Not Required
Escalators & Moving Walks	Annually	Annually	Not Required	Not Required
Indoor Platform Lifts	5 years	5 years	5 years	5 years
Outdoor Platform Lifts	3 years	6 years	3 years	6 years
Private Residence Elevators installed in commercial buildings <sup>3</sup>	5 years	5 years	5 years	5 years

<sup>1</sup> A category 5 test is only required to be conducted and witnessed on a hydraulic elevator if the elevator is equipped with safeties, a plunger gripper, a governor, an oil buffer, or an over-speed valve.

<sup>2</sup>Includes roped-hydraulic elevators and Limited-Use/Limited-Application (LU/LA) elevators.

<sup>3</sup>Private Residence Elevators shall not be installed in commercial buildings after January 1, 2008, per section 2-4-2(5) of 7 CCR 1101-8. For requirements of approved installations, refer to section 2-7(5) of 7-CCR 1101-8.

**RBC310.4.6 ASME A17.1, Section 8.11.1.1.2 Periodic Tests. Subsection (a).** Delete the exception

**RBC310.4.7 ASME A17.1, Section 8.11.1.3  
Periodic Inspection and Test Frequency.**

The frequency of periodic inspections and tests shall be in accordance with 7-CCR 1101-8.

**RBC310.4.8 ASME A17.3, Section 1.2**

**Application of Code:** Add the following exceptions after the second paragraph:

**Exceptions:**

- (1) All conveyances prior to July 1, 2008, are exempt from complying with ASME A17.3, unless the following conditions exist:
  - (a) Substantial alteration of a conveyance; or
  - (b) An elevator presents a material risk. A risk to public safety as determined by the Authority Having Jurisdiction.
- (2) Material risk related to firefighter service is not present except if any of the following conditions exist:
  - (a) The elevator complies with ASME A17.1, rules 211.1 and 211.3; or
  - (b) The elevator travels less than 75 feet above or below the emergency personnel access; or
  - (c) The building is equipped throughout with an automatic sprinkler system in accordance with NFPA 13. Any elevator that does not meet any of the conditions listed above must comply with the Firefighters' service requirements as described in the currently adopted version of ASME A17.1, by January 1, 2015.
- (3) Door Restrictors.
  - (a) Door restrictors shall be installed and operational by January 1, 2012, on all elevators installed on or after January 1, 1990, and before January 1, 2008;
  - (b) Door restrictors shall be installed and operational prior to the next issuance of the Certificate of Operation on all elevators installed on or after January 1, 2008;

(c) Upon review of additional information, the Authority Having Jurisdiction may determine whether door restrictors shall be required on any elevator installed prior to January 1, 1990.

(4) A hydraulic elevator that has a hydraulic cylinder buried in the ground and is not provided with a safety bulkhead, will be allowed to continue operation after January 1, 2012, if the conveyance owner completes one of the following actions in conformance with ASME A17.3-2008:

- (a) The hydraulic cylinder shall be provided with a safety bulkhead in accordance with ASME A17.1; or
- (b) The elevator shall be provided with car safeties conforming to ASME A17.1, Section 3.17.1, and guide rails, guide rail supports, and fastenings conforming to ASME A17.1, Section 3.23.1; or
- (c) The elevator shall be provided with a plunger gripper that shall grip the plunger when the applicable maximum governor tripping speed is achieved per ASME A17.1, Section 3.17.3.

**RBC310.4.9 ASME A17.3, Section 1.4**

**Definitions.** Add the following definitions:

**Material Risk.** A risk to public safety as determined by the Authority Having Jurisdiction.

**Substantial Alteration.** An alteration that includes:

- (a) The change in type of service of an elevator; or
- (b) The change in type of operation control or motion control on an elevator; or
- (c) The installation of a controller.



## SECTION RBC311 - EXISTING BUILDING CODE

**RBC311.1 SHORT TITLE.** This will be known and cited as the Existing Building Code.

**RBC311.2 SCOPE.** The Existing Building Code shall be permitted to apply to the repair, alteration, change of occupancy, and addition of existing buildings. A building or portion of a building that has not been previously occupied or used for its intended purpose shall comply with the provisions of the Building Code for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, and historic buildings complying with the provisions of the Commercial Building Code, the Mechanical Code, the Plumbing Code, and Residential Building Code as applicable shall be considered in compliance with the provisions of the Existing Building Code.

**RBC311.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Existing Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted as if set out at length, to include the International Existing Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 15, Construction Safeguards
3. Appendix B, Supplementary Accessibility Requirements for Existing Buildings and Facilities

**RBC311.4 ADDITIONS AND MODIFICATIONS.** The adopted Code is subject to the following additions and modifications:

**RBC311.4.1 Section 706 REROOFING.**  
Delete.

**RBC311.4.2 Section 707 STRUCTURAL.**  
Delete.

**RBC311.4.3 Section 805.4.4 Panic hardware.** Delete "100" and replace with "50".

**RBC311.4.4 Section 1401.2 Applicability.** Insert the following date where requested:  
January 1, 1966.

**RBC311.4.5 Section 1401.4.1 Structural analysis.** Delete and replace the first sentence with the following:

The owner shall have a structural analysis of the existing building made by a design professional licensed in the State of Colorado to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy.

**RBC311.4.6 Section 1401.6 Evaluation process.** Before the first sentence add the following:

The evaluation process specified in this section shall be performed by a design professional licensed in the State of Colorado.

## SECTION RBC312 - ENUMERATION CODE

**RBC312.1 SHORT TITLE.** This section will be known and cited as the Enumeration Code.

**RBC312.2 DECLARATION OF INTENT, PURPOSE AND SCOPE.** The Jurisdiction declares that the intent and purpose of Section RBC312 of this Code is to protect and promote the health, safety, and general welfare of the people and their property, to provide for the continuing assignment of property addresses in a logical and orderly manner and to ensure the efficient, timely, and convenient delivery of services and goods, public or private, to the people and their property. To this end, therefore, this Section shall be applicable to the following:

1. All property including buildings and structures, that are now in existence or hereinafter constructed within the Jurisdiction;
2. All equipment within the Jurisdiction requiring separate utility service and not attached to an enumerated lot, building or structure already possessing an address.

**RBC312.3 AUTHORITY.** The Building Official shall have the authority to carry out the duties and responsibilities of Section RBC312 of this Code for all properties within the Jurisdiction.

**RBC312.3.1 Authority to Assign Numeric Address.** The Building Official shall have the authority to assign numeric addresses to property, including structures, in compliance with this Part. In order to duly exercise this authority, the Building Official shall have the right to:

1. Enter upon any premises at any reasonable time for the purpose of making inspection of any premises necessary to determine the assignment of any numeric address;
2. Require site plans, building plans, listings of property owners, maps or any other information deemed necessary to determine the assignment of any numeric address;
3. Determine the approval or disapproval of any application requesting an assignment of or change to the assignment of a numeric address;
4. Determine the existence of a significant interest on the part of any person, organization, group, governmental entity, or agency that may request a change in the assignment of a numeric address for property not owned by that person, organization, group, governmental entity,

or agency;

5. In designating a numeric address, determine the direction of a street;
6. Designate numeric addresses on final plats and replats prior to the recording of such plats with the El Paso County Clerk and Recorder's Office.

**RBC312.3.2 Authority to Require a Street.**

The Building Official shall have the authority to require a street and/or a street name when deemed necessary by the Building Official and the Jurisdiction to provide effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities and required inspections.

**RBC312.3.3 Authority to Disapprove Building Permit Issuance.**

The Building Official shall have the authority to disapprove the issuance of a building permit until such time that all requirements of this Section are met.

**Exception.** The Building Official may issue a building permit prior to platting of property when waiver of such requirement has been approved in accordance with the Jurisdiction. The assigned numeric address for such property shall be assigned at time the building permit is issued and designated on the final plat or replat.

**RBC312.3.4 Authority to Issue Change.**

The Building Official shall have the authority to issue official notice, including effective date, of an address change.

**RBC312.3.5 Authority to Adopt Rules of Procedure.**

The Building Official shall have the authority to adopt such rules and regulations of procedure that are necessary to implement this Section.

**RBC312.3.6 Authority to Act.**

The Building Official shall have the authority to determine or otherwise act upon the assignment of or a change to a numeric address, or any matter related thereto.

**RBC312.3.7 Authority to Require Fee.**

In addition to any fees, the Building Official shall have the authority to require payment in advance of any cost associated with a change to or assignment of a numeric address, including the recording of any necessary documents.

**RBC312.3.8 Authority to Enforce.**

The Building Official shall have the authority to require compliance with the requirements of Section RBC312 of this Code. It shall be the responsibility

of the property owner(s) to meet or cause to be met all applicable requirements. Upon due notification of noncompliance and failing to meet or cause to be met all applicable requirements, the property owner(s) shall be responsible for any and all incurred expenditures on the part of the Jurisdiction or any authorized agency in the enforcement of and compliance with applicable requirements.

#### **RBC312.4 GENERAL REGULATIONS FOR ASSIGNMENT OF NUMERIC ADDRESS.**

**RBC312.4.1 Reference Point.** Except for properties that have been historically distinguished by an independent numeric system prior to the adoption of this Section, unless determined by the Building Official that any duplication of numeric address constitutes a hazard to the public health, safety, or welfare, all numeric addresses for property within the Jurisdiction shall be determined by the intersection of Pikes Peak Avenue and Cascade Avenue located within the City of Colorado Springs, Colorado. At this reference point, all numeric addresses are the zero hundred block (00) series. From this reference point, all numeric addresses shall project in an outward direction. There shall be no more than one thousand (1000) numeric addresses assigned to any one (1) mile.

**RBC312.4.2 Frontage Interval of Standard Block.** The frontage interval of a standard block is five hundred-fifty (550) feet. This interval shall be used in determining where hundred block (00) series numbers will be changed from one hundred to the next higher or lower one hundred block series. The existence of an intersection shall generally require a new hundred block series for numeric addresses. Variation from the frontage interval of a standard block shall be allowed to standardize the numeric addresses of parallel blocks at the same distance from the reference point.

**RBC312.4.3 Numeric Address Interval of Lots.** Numeric addressing of property contained in any one hundred (100) block series shall be determined by the number of platted lots within that block; for example, but not by way of limitation, nine (9) lots equal numeric addresses in increments of ten (10), such as 2010, 2020, 2030, etc.; twelve (12) lots equal numeric addresses in increments of eight (8), such as 2008, 2016, 2024, etc.; fourteen (14) lots equal numeric addresses in increments of six (6), such as 2006, 2012, 2018, etc.

**RBC312.4.4 Determination of Even and Odd Numeric Addresses.** Odd numeric addresses shall be assigned to property located on the south or east side of a street. Even numeric addresses

shall be assigned to property located on the north or west side of a street. Numeric addresses shall not be changed to opposite sides of the street regardless of the direction the street may take; for example, but not by way of limitation, on a west-east loop street, the even numeric addresses shall be located on the west side of the west half of the loop street and on the east side of the east half of the loop street.

**RBC312.4.5 Determination of Direction of a Street.** A street shall be determined to be either an east-west street or a north-south street based upon the longest linear distance, in feet, of the major orientation of that street. For example, but not by way of limitation, a north-south street of many blocks in length may have a small portion of the street running in an east-west direction; this street shall be determined to be a north-south street.

**RBC312.4.6 Determination of Numeric Address.** Numeric addresses shall be assigned consecutively. When a determination of the direction of the street has been made, property shall be assigned a numeric address that is consistent with the hundred block series for all parallel blocks equidistant from the reference point. All property located on the same street shall be addressed in either a north-south block series or in an east-west block series; in no event shall there be a combining of the two block series.

**RBC312.4.7 Determination of Secondary Addresses.** The use of alphabetical or numeric suffixes, such as Suite A, B, C, or 1, 2, 3, etc., is permitted only when the whole numeric addresses are not available.

**RBC312.4.8 Determination of Approved Numeric Address.** The approved numeric address is that which is determined by the Building Official at the time of issuance of a building permit. Any numeric address assigned for any particular premises based upon a preliminary plat or development plan shall not be construed to be the approved numeric address and shall be subject to change, without prior notice, by the Building Official. Any numeric address designated for any particular premises based upon a final plat or replat that has been recommended for approval shall be subject to change, with notice to the El Paso County Clerk and Recorder's Office, by the Building Official when such a designated numeric address as it appears on the recorded final plat or replat does not conform to the approved numeric address as finally determined by the Building Official at the time of issuance of a building permit for that premises.

## **RBC312.5 REGULATIONS FOR RESIDENTIAL USES.**

**RBC312.5.1 Detached Single-Unit Residential.** Except as hereinafter set forth, numeric addresses shall be assigned to any detached single-unit residential premises from the hundred block series of the street that abuts the premises.

**RBC312.5.2 Attached Multi-Unit Residential.** Numeric addresses shall be assigned to any multi-unit residential premises based upon a review by the Building Official of the following facts:

1. Location of development, especially with regard to proximity and access to public streets;
2. Density of development;
3. Lotting pattern of development;
4. Internal access of development;
5. Layout and type of structures, especially with regard to orientation and the type and number of entrances;
6. Nature of ownership of the units;
7. Availability of numeric addresses that are assignable;
8. Any other factor(s) deemed relevant by the Building Official.

**RBC312.5.3 Mobile Home Park or Mobile Home Subdivision.** Numeric addresses may be assigned to properties in a mobile home park or a mobile home subdivision as outlined in Section RBC312.5.2 above.

**RBC312.5.4 Through Lots or Corner Lots.** Preliminary numeric addresses from both streets may be assigned to a through lot or corner lot. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of a through lot or corner lot shall be determined at the time of issuance of a building permit. This approved numeric address shall be determined as follows:

**RBC312.5.4.1 Detached Single-unit Residential Structure.** The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance into the structure.

**RBC312.5.4.2 Multi-unit Residential Structure** The numeric address(es) shall be assigned upon a review of the factors outlined in Section RBC312.5.2 of this Code.

**RBC312.5.4.3 Mobile Home Park or Mobile Home Subdivision.** The numeric addresses may be assigned upon a review of the factors outlined in Section RBC312.5.3 of this Code.

**RBC312.5.5 Alternative Numeric Assignment.** In the event that there can be no determination of a street that is clearly parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance(s) into a structure, a numeric address shall be assigned from the block series of the street that would most reasonably and readily be identified as the street upon which the structure fronts. Factors that may be considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; layout of structures on the lot; design of the structure(s) with regard to entrance(s); lineal feet of principal structure facing each street.

## **RBC312.6 REGULATIONS FOR COMMERCIAL AND INDUSTRIAL USES.**

**RBC312.6.1 Detached Single-unit Commercial or Industrial Use.** Except as hereinafter set forth, numeric addresses shall be assigned to any detached single-unit commercial or industrial premises from the hundred block series of the street that abuts the premises.

**RBC312.6.2 Attached Multi-unit Commercial or Industrial Use.** Numeric addresses shall be assigned to multi-unit commercial or industrial premises in the following order of determination:

1. In the event that only one street abuts the premises, numeric addresses shall be assigned from the block series of that abutting street. This shall pertain to property containing any number of freestanding structures.
2. In the event that two streets abut the premises, numeric addresses shall be assigned based upon a review by the Building Official of the following facts:
  - 2.1. Location and lotting pattern of development;
  - 2.2. Access to development;
  - 2.3. Lineal feet of frontage of lot(s) on each street;
  - 2.4. Orientation of structure(s) and lineal feet of structural frontage;
  - 2.5. Any other factor(s) deemed relevant by the Building Official.

Numeric addresses shall be assigned for the potential maximum usage of the development. Unused numeric addresses shall be retained and reserved for future use. Secondary



addresses may be required based on the availability of primary address numbers.

### **RBC312.6.3 Corner Lots or Through Lots.**

Preliminary numeric addresses from both streets may be assigned to corner or through lots. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of the property shall be determined at the time of issuance of a building permit.

The approved numeric address shall be determined as follows:

- 1. Detached Single-unit Commercial or Industrial Structure.** The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the structure that contains, regardless of angle, the main or commonly known front door, entrance into the structure. Should no street parallel the face, then the numeric address shall be assigned from the block series of the street that most reasonably and readily identifies the location and situation of that structure. Factors that may be considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; design of the structure(s), including orientation and entrance(s); lineal feet of structure facing each street.
- 2. Multi-unit Commercial or Industrial Use.** The numeric address(es) shall be assigned upon a review of the factors outlined in Section RBC312.6.2 of this Code.

### **RBC312.7 NUMERIC ADDRESS CHANGE.**

**RBC312.7.1 Procedure.** A request for a change of numeric address shall be submitted in writing to the Building Official. The applicant shall clearly state the specific reason for the change and shall submit any other information deemed necessary by the Building Official. No change of numeric address shall be granted by the Building Official unless or until the requirements of this Part have been met.

**RBC312.7.2 Notification.** An official notice of assignment of numeric address shall be completed by the Building Official on any approved numeric address changes. This notice shall be sent to the property owner as well as other persons, organizations, groups, or governmental agencies that provide a public service to the property and that request such notice. The notice of assignment of numeric address shall be mailed or otherwise distributed within seven (7) calendar days of the

change of numeric address. It shall be the responsibility of each person, organization, group, or governmental agency to alter or modify appropriate records. Any conflict or dispute regarding a numeric address change shall be referred for resolution to the Building Official.

**RBC312.7.3 Initiation of Request.** A request for a numeric address change may be submitted by a property owner or any other party with a determined significant interest, including, but not limited to, providers of emergency services or utilities, the United States Postal Service or the Building Official under any one of the following conditions:

- 1.** Current numeric address is not in proper sequence.
- 2.** Current numeric address is incorrect, confusing, or misleading.
- 3.** Current numeric address is on the wrong side of the street.
- 4.** Main, or commonly known front door, entrance does not face that street as named in the address.
- 5.** Realignment of a street or change in street pattern invalidates current numeric address.
- 6.** New street intersection makes current numeric address incorrect, confusing, or misleading.
- 7.** A change in street name or street designation makes current numeric address incorrect.
- 8.** The correct numeric address is not being used.
- 9.** A numeric address has not been assigned.
- 10.** Any other justification in furtherance of the purpose and intent of this Part or any other pertinent ordinance, regulation or rule pertaining to property addressing.

### **RBC312.7.4 Reassignment of Street Name.**

A request for a numeric address change may also necessitate a corresponding change in the street name that will be used as part of a premises' address for, but not limited to, corner or through lots. In such cases, the Building Official shall have the authority to concurrently approve a reassigned street name upon determination that a numeric address change is appropriate. When such a numeric address change and street name reassignment is approved, the Building Official shall issue official notice, including effective date, of both the numeric change and street name reassignment.



**RBC312.8 NUMERIC ADDRESS REQUIRED ON PLATS.** The Building Official shall designate assigned numeric addresses in a legible manner on final plats and replats. All corner lots or through lots shall be designated at the discretion of the Building Official.

**RBC312.9 TEMPORARY POSTING OF NUMERIC ADDRESS.** In order to ensure the timely and effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities provision and required inspections, it shall be the responsibility of that person, company, firm, business, agency, or corporation in whose name the building permit is issued to ensure the temporary posting of the approved numeric address. Such temporary posting of this address shall occur prior to the making of any required inspection. Such a numeric address posting shall be of any material that is weather resistant, shall be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure, and shall be maintained until such time as the approved numeric address is permanently displayed.

**RBC312.10 REPORTING OF SECONDARY ADDRESSES.** The reporting of any secondary address is required for any unit, but not by way of limitation, in a multi-unit residential, commercial, office, or industrial structure, or any combination thereof, or a space or lot in a mobile home park as follows:

1. Upon any change to a secondary address in existence at the time of this requirement, or:
2. Upon the assignment of any secondary address for any such unit constructed subsequent to this requirement, or:
3. Upon determination by the Building Official that there exists a hazard to the public health, safety, or welfare. It shall be unlawful to fail to meet this requirement within fifteen (15) calendar days of such change, assignment or determination. Such reporting shall be made to the Department of Public Utilities, Meter Reading Division, in writing and shall include, for any change, the original identifier and the new identifier. The Building Official may require the submittal to the Department of Public Utilities, Meter Reading Division, of a floor plan for each floor of the structure upon which shall be designated a sub-numeric and/or letter identifier for each unit of the floor.

**RBC312.11 ADDRESS NUMBERS ON BUILDINGS.**

**RBC312.11.1 Placement and Location.** The property owner(s) shall cause approved numeric

addresses to be placed on all new and existing structures, including single-unit and multi-unit residential structures, in such a location and position as to be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure.

**RBC312.11.2 Minimum Dimensions.** Except as hereinafter set forth, such approved numeric addresses shall be represented by numbers that are a minimum of five (5) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least one hundred (100) feet from the structure.

**RBC312.11.2.1 Pre-Existing Numeric Addresses.** Numeric addresses that do not conform with regards to size that lawfully existed upon a single-unit or multi-unit residential structure at the time this dimensional requirement became effective may be continued in use.

**Exceptions:**

1. When a determination is made by the Building Official that the requirements of this Section are not met; that is, the approved numeric address is not plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure or is not plainly visible and legible from a distance of at least one hundred (100) feet from the structure; or
2. When a building permit for any purpose whatsoever is issued for a single-unit or multi-unit residential structure with such a nonconforming as to size numeric address; or
3. When a determination is made by any enforcement officer that a change in use, either in whole or in part, has occurred in a single-unit or multi-unit residential structure such that the use of such structure is no longer exclusively residential.

**RBC312.11.2.2 Minimum Dimensions for Commercial Tenants.** Any area occupied by tenants of a mall or shopping center, the main entrance to which is from the inside of the mall or shopping center, or any area used for other than single-unit or multi-unit residential occupancy that abuts a public courtyard or other public space shall be identified by numbers that are a minimum of four (4) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least fifty (50) feet from the main entrance to the area.

**RBC312.11.2.3 Posting of Numeric at a Private Drive or Easement.** If access to a premises is provided by a private drive or easement; or if a structure or portion of a structure is obscured by another structure or other feature, either natural or manmade; or a premises is located on the interior of a lot or block, then the numeric address shall, in addition to meeting the requirements of this Section, be posted in a permanent manner and forever maintained at a location in the nearby vicinity of the intersection of the private driveway or easement with a public street, or at a location such that the numbers are plainly visible and legible and the existence of the premises or structure is reasonably indicated. The numbers shall be on a sign that is attached to a ground stake that does not exceed thirty (30) inches in height or shall be on a portion of a permanent structure designed and used to house the mail box. Numbers painted or stenciled on a curb shall not serve to meet this requirement.

**RBC312.11.3 Visibility.** Such approved numeric addresses shall be represented by numbers that are contrasting in color with their background, face the street named in the address and are plain block numerals.

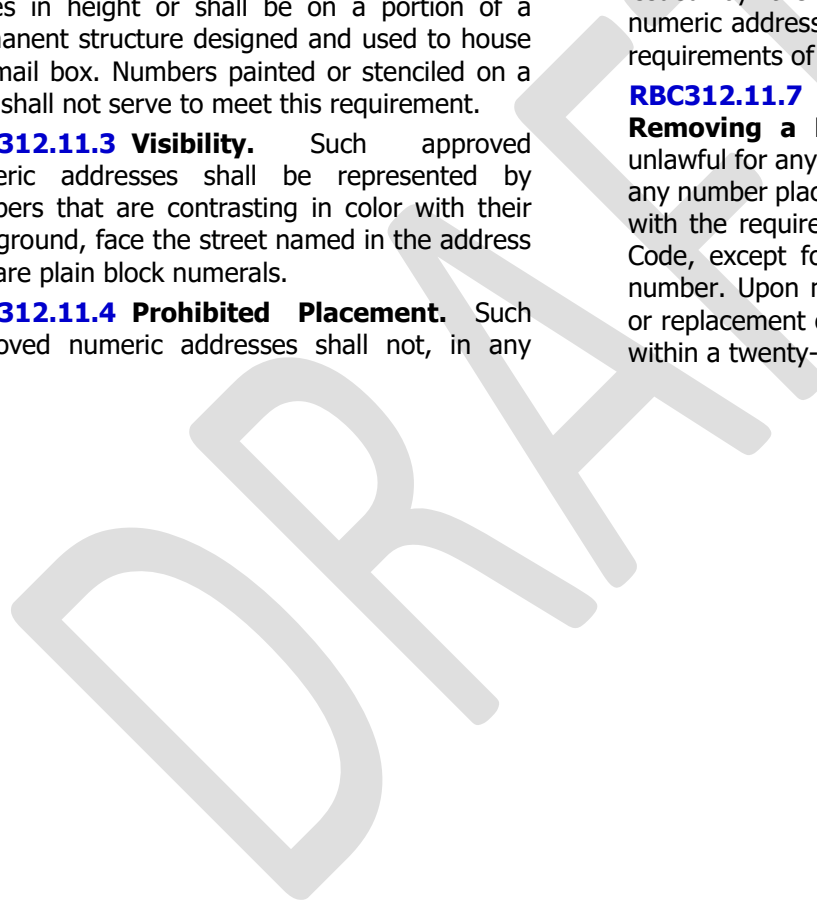
**RBC312.11.4 Prohibited Placement.** Such approved numeric addresses shall not, in any

event, be represented by numbers that are affixed to any tree or obscured by vegetation or any other feature, natural or manmade.

**RBC312.11.5 Responsibility.** It shall be the responsibility of the property owner(s) to meet or cause to be met all of the requirements of this section. All numbers shall be forever maintained in such a manner as to comply with the requirements of this section.

**RBC312.11.6 Change of Address.** A numeric address change shall be requested and may be approved by the Building Official in accordance with Section RBC312.7 of this Code. It shall be the responsibility of the property owner(s) to ensure that within fifteen (15) calendar days of the official notice of determination of numeric address as issued by the Building Official, the approved numeric address is posted in accordance with the requirements of Section RBC312.11 of this Code.

**RBC312.11.7 Altering, Defacing or Removing a Numeric Address.** It shall be unlawful for any person to alter, deface or remove any number placed on any premises in accordance with the requirements of Section RBC312 of this Code, except for repair or replacement of such number. Upon notice, actual or otherwise, repair or replacement of any number shall be completed within a twenty-four (24) -hour time period.



## SECTION RBC313 - FLOODPLAIN CODE

**RBC313.1 SHORT TITLE.** This section will be known and cited as the Floodplain Code.

**RBC313.2 STATUTORY AUTHORIZATION.**

The Legislature of the state of Colorado has delegated in Sections 31-23-301, 30-28-111 and 30-28-115(1), Colorado Revised Statutes, the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the adopting Jurisdiction does ordain as set out in this section.

**RBC313.3 LEGISLATIVE DECLARATION.**

**RBC313.3.1** The flood hazard areas of the Pikes Peak Region are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which could adversely affect the public health, safety and general welfare.

**RBC313.3.2** These flood losses could be caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

**RBC313.3.3** It is in the interest of the public health, safety and welfare to designate a floodplain management program which provides for the protection of identified floodways as well as flood fringe areas, all of which have been established through the base flood elevation maps which have been submitted to the Jurisdiction by FEMA.

**RBC313.4 STATEMENT OF PURPOSE.** It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard;
7. To insure that potential buyers are notified that the property is in an area of special flood hazard; and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

**RBC313.5 METHODS OF REDUCING FLOOD LOSSES.** In order to accomplish these purposes, this section includes methods and provisions for:

Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;

Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;

Controlling the alteration of natural floodplains, stream channels, and natural protective barriers that help accommodate or channel floodwaters;

Controlling filling, grading, dredging, and other development which may increase flood damage;

Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;

Prohibiting any development in regulatory floodway if any increase in flood levels during the base flood discharge would result.

**RBC313.6 DEFINITIONS.** Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section it's most reasonable application.

**ALLUVIAL FAN FLOODING.** Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport, and deposition; and, unpredictable flow paths.

**APPURTENANT STRUCTURE.** A structure which is on the same parcel of property as the principle structure to be insured, and the use of it is incidental to the use of the principle structure.

**AREA OF SHALLOW FLOODING.** A designated AO, AH, AR/AO, AR/AH, or VO zone on a community's FIRM with a one (1) percent or greater chance of flooding to an average depth of one to three (1-3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where the velocity flow may be

evident. Such flooding is characterized by ponding or sheet flow.

**AREA OF SPECIAL FLOOD HAZARD.** Land in a floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FIRM. After detailed ratemaking has been completed in the preparation for publication of the FIRM, Zone A usually is redefined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH or AR/A. For purposes of Section RBC313, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

**ATTENDANT FACILITIES.** HVAC duct work, HVAC units, water heaters, boilers, AC compressors, electrical breaker panels and meters, and any other such devices and connections required for habitable and sanitary use of the structure. It does not include the main underground stub to the property for electrical, sewer, water, gas, etc.

**BASE FLOOD.** A flood having a one (1) percent chance of being equaled or exceeded in any given year.

**BASEMENT.** Any area of the building having its floor subgrade (below ground level) on all sides.

**BUILDABLE LOT.** The area of land required in coordination with all applicable codes adopted by the Jurisdiction that enables the construction of a building, access and all utilities for habitability.

**CHANGE OF USE.** When a current structure changes use as defined in Section RBC110.1.2 of the Pikes Peak Regional Building Code and is required to meet all current building codes for the new use including being brought into compliance with current floodplain ordinances.

**CLOMR.** Conditional Letter of Map Revision processed through FEMA.

**COMPENSATORY STORAGE.** The providing of equal or greater amount of storage to compensate for that which was destroyed.

**CRITICAL FACILITIES.** Facilities required for the safety and/or continued occupation by the public as a whole. Examples of these facilities are as follows but not limited to hospitals, fire stations, police stations, jails, water treatment plants, wastewater treatment plants, gas / electric utility facilities, fall out and Red Cross shelters, schools, etc.

**CRITICAL FEATURE.** An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

**DEVELOPMENT.** Any manmade change to improved or unimproved real estate, including but

not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment and/or materials located within the area of special flood hazard.

**DEVELOPMENT PERMIT.** The permit issued by the FPA before a development occurs within any area of special flood hazard.

**DRAINAGE BOARD.** The Review Board for appeals and variance requests in the City of Colorado Springs and/or unincorporated El Paso County.

**ELEVATED BUILDING.** For insurance purposes, a building without a basement that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

**EXISTING CONSTRUCTION OR EXISTING STRUCTURE.** For the purpose of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM, or before January 1, 1975, for FIRMs effective before that date.

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the floodplain management regulations adopted by the Jurisdiction.

**EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION.** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FEMA.** The Federal Emergency Management Agency.

**FLOOD OR FLOODING.** A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

**100-YEAR FLOOD.** A flood event having a one (1) percent chance of occurring in any given year.

**500-YEAR FLOOD.** A flood event having a zero point two (0.2) percent chance of occurring in any given year.

**FLOOD FRINGE.** Areas denoted on the floodway map that are adjacent to the floodway and within the 100- year floodplain.

**FIRM.** Flood Insurance Rate Map. The official map on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the Jurisdiction.

**FIS.** Flood Insurance Study. The official report provided by FEMA that includes flood profiles, the flood boundary-floodway map and the water surface elevations of the base flood.

**FLOOD PROOFING.** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FPA.** Floodplain Administrator. The Regional Building Department designee who administers the Pikes Peak Regional Building Department floodplain program.

**FREEBOARD.** A factor of safety usually expressed in feet above the base flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effects of urbanization of the watershed.

**GOVERNING BODY.** A board of township trustees, city council, or board of county commissioners as determined and elected by the Jurisdiction.

**JURISDICTION.** Any of the signatory entities that established Pikes Peak Regional Building Department. Jurisdiction in context means the government entity with Jurisdiction.

**LEVEE.** A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to provide protection from flooding.

**LEVEE SYSTEM.** A flood protection system, which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**LIVING SPACE.** Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and/or sanitary purposes, and associated accessory use areas.

**LOMR.** Letter of Map Revision processed through FEMA.

**LOMR-F.** Letter of Map Revision Based on Fill processed through FEMA.

**LOWEST FLOOR.** The lowest floor of the lowest enclosed area (including basement). An unfinished

or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered as a building's lowest floor, provided that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section RBC313.18 of this Code.

**MANUFACTURED HOME.** A structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. For purposes of these regulations, manufactured home also includes recreational vehicles or travel trailers placed on a site for more than six (6) months.

**MANUFACTURED HOME PARK OR SUBDIVISION.** A parcel of land divided into two or more manufactured home lots for rent or sale.

**MEAN SEA LEVEL.** The National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**NEW CONSTRUCTION.** Structures for which the "start of construction" commences on or after the effective date of initial floodplain management regulations adopted by the Jurisdiction; and is applicable to subsequent improvements to such structures.

**RECREATIONAL VEHICLE.** A vehicle which is built on a single chassis; four hundred (400) square feet or less when measured at the largest horizontal projections; designed to be self-propelled or towed by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REGULATORY FLOODWAY.** The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

**REVIEW BOARD.** The board designated or established by the Jurisdiction to decide appeals and variance requests within the specific Jurisdiction, including the Drainage Board for the City of Colorado Springs and/or unincorporated El Paso County. Each Jurisdiction should establish its own Review Board or enter into an agreement with another member Jurisdiction to use the same



Review Board. It is recommended that any Review Board be comprised of five (5) members as follows:

1. Professional Civil Engineer licensed by the State of Colorado
2. Realtor or Appraiser
3. Officer of a Financial Institution or Insurance Industry representative
4. Citizen Advocate – No ties to the construction community
5. Architect licensed by the State of Colorado

**START OF CONSTRUCTION.** The first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of pilings, construction of columns or any work beyond the stage of excavation. For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of a structure or any part thereof on its pilings or foundation. For manufactured homes, "start of construction" means the date of placement of the manufactured home on its permanent site.

**STRUCTURE.** A walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home. This term also applies to anything built or constructed that may impede the flow of water.

**SUBSTANTIAL DAMAGE.** Damage from any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**SUBSTANTIAL IMPROVEMENT.** Any rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, before the improvement is started. The term does not, however, include either: Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or the state Inventory of Historic Places provided that the alteration will not preclude the structure's continued designation as an "historic structure".

**VARIANCE.** A grant of relief from the requirements of this section, which permits construction in a manner that would otherwise be prohibited by this section.

**VIOLATION.** A failure of a structure or other development to be fully compliant with the Jurisdiction's floodplain management regulations. A

structure or other development without an elevation certificate, other certifications, or other evidence of compliance required by this Code is presumed to be in violation until such documentation is provided.

**WATER SURFACE ELEVATION.** The height in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or other datum (where specified) of floods of various magnitudes and frequencies in the floodplains of riparian areas.

**RBC313.7 APPLICATION.** This section shall apply to all areas of special flood hazard and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the Jurisdiction.

**RBC313.8 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD.** The areas of special flood hazard identified by FEMA in a scientific and engineering report entitled "The Flood Insurance Study El Paso County, Colorado and Incorporated Areas" 8/23/1999 with accompanying FIRM's and any amendments, is adopted by reference and declared to be a part of this section. The FIS is part of this section.

**RBC313.9 COMPLIANCE.** No land shall hereafter be converted or altered nor structure shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Section and other applicable regulations.

**RBC313.10 PENALTIES FOR NONCOMPLIANCE.** Refer to local Jurisdiction's penalties for noncompliance as stated within the Jurisdiction's ordinances or regulations.

**RBC313.11 ABROGATION AND GREATER RESTRICTIONS.** This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where Section RBC313 of this Code and any other ordinance, regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

**RBC313.12 INTERPRETATION.** In the interpretation and application of this section, all provisions shall be:

Considered as minimum requirements;

Liberal construed in favor of the governing body; and

Deemed neither to limit nor repeal any other powers granted under state statutes.

**RBC313.13 WARNING OF DISCLAIMER OF LIABILITY.** The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and

will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This section shall not create liability on the part of any local Jurisdiction, any officer or employee thereof, or FEMA, for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder.

**RBC313.14 ESTABLISHMENT OF DEVELOPMENT PERMIT.** A floodplain development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section RBC313.8 of this Code.

A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), with a lowest floor elevation placed below the Base Flood Elevation with one foot of freeboard that existed prior to the placement of fill.

**RBC313.14.1** The permit shall expire at the end of twelve (12) months from the date of issuance. Application for a floodplain development permit shall be made on forms furnished by the FPA and may include, but not be limited to:

Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question;

Existing or proposed structures, fill, storage of materials, drainage facilities; and

The location and control of the foregoing.

**RBC313.14.2** Specifically, the following information is required and is to be certified by a professional engineer or architect licensed by the State of Colorado. (Elevations may be certified by a professional surveyor licensed by the State of Colorado.):

Elevation in relation to mean sea level or the lowest floor (including basement) of all structures;

Elevation in relation to mean sea level to which any structure has been floodproofed;

Evidence that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section RBC313.20.2 of this Code; and

Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

**RBC313.14.3** If the proposed development activity is located within an identified regulatory floodway, a certification by a Colorado registered professional engineer that the proposed development will result in no rise in the base flood elevation, or satisfies the requirements of Section RBC313.20 of this Code.

**RBC313.15 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR.** The FPA is appointed to administer and implement Section RBC313 of this Code by granting or denying development permit applications in accordance with its provisions.

**RBC313.16 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR.** Duties of the FPA shall include, but not be limited to the following:

**RBC313.16.1 Permit Review.** Review all development permits to determine that the permit requirements of this section have been satisfied;

Review all development permits to determine if the proposed development is located in the flood fringe. If located in the flood fringe, ensure that the provisions of Section RBC313.20 of this Code are met; and

Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, ensure that the encroachment provisions of Section RBC313.20.1 of this Code are met.

**RBC313.16.2 Use of Other Flood Data.** When base flood elevation data has not been provided in accordance with Section RBC313.8 of this Code, the FPA shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in order to administer Sections RBC313.19.1 and RBC313.19.2 of this Code.

**RBC313.16.3 Obtain and Maintain Information.** Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures;

For all new or substantially improved flood proofed structures:

Verify and record the actual elevation (in relation to mean sea level); and

Maintain the flood proofing certifications required by Section RBC313.14.1.3 of this Code.

Maintain for public inspection all records pertaining to the provisions of this section.

**RBC313.16.4 Alteration of Watercourses.** Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA; and

Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

**RBC313.16.5 Interpretation of Flood Boundaries.** Make interpretations where needed as to the exact location of the boundaries of the

areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section RBC313.17 of this Code.

**RBC313.16.6 Rules and Regulations.** The FPA is empowered to make such rules and regulations and to establish such criteria and methodologies as are necessary and consistent with the requirements for sound floodplain management pursuant to the guidelines and regulations promulgated by FEMA.

**RBC313.17 Appeals and Review Procedures.**

**RBC313.17.1 Appeals.** The Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, shall hear and decide appeals of decisions by the FPA when it is alleged there is an error in any requirement, decision, determination or interpretation made by the FPA in the enforcement or administration of this section.

Any person aggrieved by a decision of the FPA may appeal to the Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, provided a written notice of appeal, stating the grounds for appeal, is filed with the FPA within thirty (30) days of the date of the FPA's decision. The Review Board shall hear the appeal at the next available meeting, but not less than fourteen (14) days after receipt of the notice of appeal.

The Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, shall conduct a public hearing on the appeal and shall consider the factors set forth in Section RBC313.17.1.5, below. At the conclusion of the hearing, The Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, shall make appropriate findings and determine whether the FPA's decision shall stand, be overturned or modified.

Those aggrieved by the decision of the Review Board may appeal the decision to the Governing Body of the Jurisdiction, provided that a notice of appeal, stating the grounds for appeal, is filed with the FPA within ten (10) days of the date of Review Board's decision. Upon receiving a perfected appeal, the matter shall be set for a public hearing according to the established procedures of the Governing Body of the Jurisdiction. At the conclusion of the public hearing, the Governing Body of the Jurisdiction shall determine whether there is some competent evidence in the record to support the

Review Board's decision, and if so, then the decision must be affirmed. If there is no competent evidence in the record to support the Board's decision, the Governing Body of the Jurisdiction may overturn the decision or modify it.

In passing upon appeals of the FPA's decision, the Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this code, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the Governing Body of the Jurisdiction;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternate locations for the proposed use, which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of use, and sediment transport of the flood waters and the effects of wave action, if applicable, and expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Upon consideration of the factors listed in Section RBC313.17.1, Item 5, the Review Board, or the Governing Body of the Jurisdiction, if no Review Board is established, may impose conditions on the FPA's decision as the Review Board or the Governing Body of the Jurisdiction, if no Review Board is established, deems necessary to further the purposes of this section.

**Appeals to the District Court.** Any person who has exhausted all administrative remedies established herein and is aggrieved by a decision of the Governing Body of the Jurisdiction, may appeal that decision to the El Paso County District Court pursuant to Rule 106 of Colorado Rules of Civil Procedure.

**RBC313.17.2 Conditions for Pre-Construction Variances.** Variances may be issued by the FPA for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or part of the local Historic Preservation District or a locally designated historic landmark, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

All other variances shall be reviewed and approved by the Review Board or the Governing Body of the Jurisdiction, if no Review Board has been established; no application for variances shall be accepted or considered for an existing structure;

The Review Board or Governing Body of the Jurisdiction, if no Review Board has been established, shall conduct a public hearing on all applications for variance. The FPA shall be given an opportunity to comment on the application and make a recommendation to the Review Board or Governing Body of the Jurisdiction. The applicant shall be given an opportunity to support the request for variance and respond to any comments by the FPA. The public shall be given an opportunity to comment on the variance application;

Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result;

Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and

Variances shall only be issued upon the Review Board's or the Governing Body of the Jurisdiction's, if no Review Board has been established, finding that the application substantially complies with the following:

A showing of good and sufficient cause;

A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public as identified in Section RBC313.17.1.5, or conflict with existing local laws or ordinances.

Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation

below the base flood elevation and that the cost of flood insurance will

Be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**RBC313.18 GENERAL STANDARDS.** In all areas of special flood hazards, the following standards are required:

**RBC313.18.1 Base Flood Elevations.** If base flood elevation data has not been provided per Section RBC313.8 of this Code, this data is required to be established and provided by a professional engineer licensed by the State of Colorado.

**RBC313.18.2 Anchoring.** All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure, as required by Section 1612 and Appendix G of the International Building Code.

**RBC313.18.3 Construction Materials and Methods.** All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, as required by Section 1612 and Appendix G of the International Building Code;

All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage, as required by Section 1612 and Appendix G of the International Building Code;

All new mechanical and utility equipment shall be designed and/or elevated to prevent water from entering or accumulating in components, as required by Section 1612 and Appendix G of the International Building Code; and

All new construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a professional engineer or architect licensed by the state of Colorado, or must meet or exceed the minimum criteria as required by Section RBC 313.19.4 and Appendix G of the International Building Code.

**RBC313.18.4 Utilities.** All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration into the systems and discharge from the systems into flood waters; and

On-site waste disposal systems shall be located to avoid impairment to them or contamination from



them during flooding.

**RBC313.18.5 Subdivision Proposals.** All subdivision proposals shall be consistent with the need to minimize flood damage;

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

FEMA approved base flood elevation data and 100-year floodplain boundaries shall be provided and shown on plats for subdivision proposals and other proposed developments that contain at least fifty lots or five (5) acres, whichever is less;

All buildable lots less than two and one half (2½) acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract, and require that the owner maintain the tract. Buildable lots two

and one half (2½) acres and larger, are required to have the 100-year floodplain contained in a drainage easement dedicated by plat in the name of the governing body with the restrictions of "No Build" and "No Storage of any Materials"; and

If subdivision proposals are located within three hundred (300) feet of a Zone A floodplain, FEMA approved base flood elevations and boundaries are required to be determined and shown on the plat, or provide a Floodplain Certification Letter by a professional engineer or architect licensed by the state of Colorado, stating that "Based on field verified characteristics of the property, the property is reasonably safe from flooding and to the best of the engineer's knowledge if the 100-year floodplain were studied it would not enter the property in question".

**RBC313.18.6** Prohibit all activities in a Special Flood Hazard Area that may be hazardous to public health and water quality; activities include but are not limited to landfills, disabled vehicles, etc.

**RBC313.18.7** All fill placed within the 100-year floodplain must be properly designed and compacted to ninety-five percent (95%) (ASTM D-698 equivalent or higher standard) with appropriate protection from erosion and scour. If other than ASTM D-698 is used, it must be certified by a professional engineer licensed by the State of Colorado.

**RBC313.19 SPECIFIC STANDARDS.** In all areas of special flood hazard where base flood elevation data has been provided as set forth in Section RBC313.18 of this Code (basis for

establishing the Areas of Special Flood Hazard) the following provisions are required:

**RBC313.19.1 Residential Construction.** New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated one (1) foot or more above base flood elevation.

For locations within an A zone for which no flood depth information has been documented on the FIRM, the base flood elevation may be deemed to be twenty-four (24) inches above the highest adjacent grade.

For locations within an AO zone for which no flood depth information has been documented on the FIRM, the base flood elevation may be deemed to be thirty six (36) inches above the highest adjacent grade.

Flood depth may also be determined using the methods outlined in FEMA 265 **"MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS , A GUIDE FOR OBTAINING AND DEVELOPING BASE (100-YEAR) FLOOD ELEVATIONS"**

**RBC313.19.2 Nonresidential Construction.** New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated to one (1) foot or more above the level of the base flood elevation; or together with attendant utility and sanitary facilities, or shall:

Be dry flood proofed as required by the Building Code to a point of one (1) foot above the base flood level so the structure is watertight with walls substantially impermeable to the passage of water;

Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and

Be certified by a professional engineer or architect licensed by the State of Colorado, verifying the standards of this subsection are satisfied after construction is complete and prior to the Certificate of Occupancy being issued. Such certifications shall be provided to the FPA as set forth in Section RBC313.16.3 of this Code.

New critical facilities shall be located outside the SFHA or,

Shall have lowest finished floor elevated to 2 ft above the base flood level, and shall have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event



**RBC313.19.3 Openings in Enclosures below the Lowest Floor.** Crawlspace are prohibited in residential construction below the base flood elevation.

For all other new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed professional engineer or architect or must meet or exceed the following criteria:

A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

The bottom of all openings shall be no higher than one foot above grade;

Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

**RBC313.19.4 Manufactured Homes.** Manufactured homes shall be anchored in accordance with Section RBC313.18.2 of this Code and installed in accordance with FEMA 85 (Manufactured Home Installation in Flood Hazard Areas).

All manufactured homes or those to be substantially improved shall conform to the following requirements:

Require that manufactured homes that are placed or substantially improved within Zones A1–30, A, AO, AH, and AE on the community’s FIRM be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse and lateral movement, when located within any of the following areas:

Outside of an existing manufactured home park or subdivision, or

In a new manufactured home park or subdivision, or

In an expansion to an existing manufactured home park or subdivision, or,

In an Existing Manufactured Home Park or Subdivision on which a manufactured home has incurred “substantial damage” as the result of a flood.

Require that manufactured homes not subject to the provisions of paragraph 2.1 of this section be elevated so that either

The lowest floor of the manufactured home is elevated one (1) foot above the base flood elevation, or

The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade, and is securely anchored to an adequate foundation system to resist floatation, collapse, and lateral movement.

**RBC313.19.5 Recreational Vehicles.** A recreational vehicle shall meet the permit requirements and elevation and anchoring requirements of this Code unless:

It is on the site for fewer than six (6) months; and

It is fully licensed and ready for highway use; or

If the above two conditions are not meet, it will meet the requirements of Section RBC313.19.4 of this Code.

**RBC313.20 FLOODWAYS.** Located within areas of special flood hazard established in Section RBC313.8 of this Code are areas designated as floodways. Because the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential, the following provisions apply:

**RBC313.20.1** Prohibited encroachments, including fill, and other development, unless certification by a professional engineer licensed by the state of Colorado is provided demonstrating that encroachments shall not result in any increase in 100-year flood height, 100-year flood discharge or 100-year floodplain width.

**RBC313.20.2** All substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections RBC313.18 through RBC313.21 of this Code.

**RBC313.20.3** Prohibit the placement of any mobile homes except in an Existing Mobile Home Park or Existing Mobile Home Subdivision.

**RBC313.20.4** When a proposed floodway improvement will cause an increase in the base flood elevation (BFE), the following conditions must be met as a condition of approval:

No existing insurable structure(s) shall be located in the impacted area unless the applicant has an enforceable agreement with the owner of the structure(s) to purchase the structure(s) for the purpose of razing or removing same. Applicant shall produce proof of ownership prior to issuance of a floodplain permit;

No existing structure(s) located outside the currently designated 100-year floodplain area shall be placed inside the 100-year floodplain as a result of the proposed floodway development, unless the

applicant shows proof of razing or removing same; The applicant shall demonstrate that all reasonable and practicable engineering alternatives that would not result in a rise in the base flood elevation have been considered and determined to be impractical;

The project must demonstrate a net reduction in flood loss potential and/or result in a net public benefit to the community as a whole;

A written statement from each owner of property impacted by the proposed development shall be submitted, stating the potential impacts on the property, acceptance of those impacts by the property owner, and that the property owner agrees to hold the governing body and FEMA harmless for any future flood losses attributable in whole or in part to the increased flooding;

Applicant shall provide documentation of individual notice to all impacted property owners, explaining the impact of the proposed action on their property. Documentation shall include, as a minimum, evidence of service by certified mail, return receipt requested, or written evidence of service by sheriff or other process server. When deemed necessary by the governing body, the applicant may be required to execute indemnification agreements by which the governing body, FEMA, or individual property owners are held harmless for any future flood losses attributable in whole or in part to the increased flooding;

All impacted governmental agencies must be notified of the proposed increase and given an opportunity to comment;

The applicant shall apply for and receive a CLOMR from FEMA prior to issuance of a floodplain development permit. The applicant shall provide written acceptance of all conditions placed on the project by FEMA. A financial guarantee may be required to ensure completion of all proposed improvements;

No building shall be occupied for its intended use until all conditions have been met and the applicant has obtained a final LOMR from FEMA; and the applicant shall provide written assurance that any altered watercourse shall be maintained as appropriate.

**RBC313.21 FLOOD FRINGE.** Located within areas of flood hazard established in Section RBC313.8 of this Code are areas identified as flood fringe areas. Since flood fringe areas are important to floodplain management for the reasons that they

provide natural storage of floodwaters, control drainage patterns, and are an integral part of the floodplain system, the following provisions, in addition to any other applicable requirements of this section, shall apply:

**RBC313.21.1** Provide that all new construction and substantial improvements are elevated on adequately anchored pilings or columns, and securely anchored to such pilings or columns so that the lowest floor, together with attendant utility and sanitary facilities, (excluding the pilings or columns) is elevated to one (1) foot or more above the base flood level;

**RBC313.21.2** A professional engineer licensed by the State of Colorado shall certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand the velocity of floodwaters prior to issuance of a Certificate of Occupancy;

**RBC313.21.3** Prohibit all new construction and substantial improvements of nonresidential structures, unless the lowest floor (including basement) together with attendant facilities, elevated or dry flood proofed one (1) foot or more above the base flood level.

**RBC313.22 A-ZONES WITH NO FLOODWAY DESIGNATED.** For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half ( $1/2$ ) foot at any point within the community.

Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half ( $1/2$ ) foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.

## SECTION RBC314 - SWIMMING POOLS

**RBC314.1 SCOPE.** Swimming pools shall be regulated in accordance with the provisions of this section.

### **RBC314.2 DEFINITION.**

**Swimming Pool.** Any structure intended for swimming, recreational bathing or wading that contains water over twenty-four (24) inches deep having a surface area of more than one hundred (100) square feet. This includes, but is not limited to in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

**RBC314.3 APPLICABILITY OF REGULATIONS.** The requirements of this section shall apply to all swimming pools within the jurisdiction, whether publicly or privately owned.

**RBC314.4 ENFORCEMENT AND ADOPTION OF REGULATIONS.** The Building Department shall have the duty to enforce Section RBC314 of this Code, and the Building Official or the Building Official's authorized representative, upon a proper showing of credentials, shall have the right to enter any building or premises in which or upon which a swimming pool is located in order to inspect any swimming pool with regard to these provisions.

In order to carry out the provisions of this section, the Building Official is authorized to issue to any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, an order to abate the nuisance involved. The order shall be served in writing upon the party responsible for the operation of the swimming pool, and shall require the person to abate the nuisance within a reasonable time as specified in the notice. Should the Building Official determine that the operation of the swimming pool is an imminent threat to the welfare and safety of the citizens of the Jurisdiction, the Building Official may order the swimming pool to be drained immediately. Should the person responsible for the operation of the swimming pool not comply with such an order, the Building Official shall cause the nuisance to be abated, and the expense of such abatement shall be collected from the person who created, continued, or suffered such a nuisance to exist. Any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, or who fails to obey an order of the Building Official to abate the nuisance involved, or who refuses to permit the Building Official to abate the nuisance involved, or who refuses to permit the Building Official or the Building Official's authorized representative to inspect the swimming pool, shall be guilty of a misdemeanor.

The Building Official may adopt any rules and regulations necessary for the proper administration and enforcement of Section RBC314 of this Code.

**RBC314.5 SAFETY EQUIPMENT.** Except as hereinafter stated, all swimming pools regulated by Section RBC314 of this Code shall be equipped with not less than one lightweight reaching pole of not less than twelve (12) feet in length, and not less than one life ring fifteen (15) inches in diameter with a line of three sixteenths (3/16) inch diameter rope attached of length equal to or exceeding the width of the pool. The reaching pole and the life ring shall be kept in a conspicuous place readily available to persons in the pool area.

Every swimming pool shall have the telephone numbers of the Fire, Police or any other appropriate emergency response service for that community posted in a prominent location in case of emergency.

**RBC314.6 ENCLOSURES; FENCES REQUIRED.** Except as hereinafter stated, every outdoor swimming pool regulated by Section RBC314 of this Code shall be completely enclosed by a fence or a wall not less than five (5) feet in height. Such fences or walls shall contain no openings, holes or gaps, except those equipped with gates or doors, larger than four (4) inches in a horizontal direction. Any openings, holes or gaps larger than four (4) inches, shall be equipped with doors or gates not less than five (5) feet in height. Such gates and doors shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping, such doors or gates securely closed at all times when not in actual use, such latching device to be attached to the upper part of the gate or door not less than four (4) feet from grade to the operable portion of the device.

The enclosure around one- and two-family residential pools may be around the perimeter of the pool or the whole perimeter of the property or any part thereof. Enclosure around any other pool shall be around the pool area that shall include the pool, the pool deck and any appurtenant sunbathing area. The enclosure around one or more of the sides of the pool may include a building or other permanent structure; provided, however, that any access to the pool through such building or structure shall be equipped as hereinabove required.

The enclosure height requirements of this section shall not apply to any outdoor swimming pool enclosed by a wall or fence not less than four (4) feet in height existing on the date of final approval

of this section. The self-closing and self-latching devices required on doors by this section shall not apply to any door which is part of the enclosure around the pool, which door is also the entrance to a single dwelling unit or recreational building of an apartment complex or motel.

**RBC314.7 VARIANCES.** The owner of any swimming pool may request a variance from the requirements of Section RBC314.6 of this Code by submitting to the Building Official a written application for such variance, setting forth a description of such pool and an alternate safeguard system by which entry into the swimming pool may be restricted or prevented. The Building Official may approve such alternate safeguard system upon finding that both of the following conditions exist:

1. That physical conditions of the premises would make the erection of a fence or a wall impractical; and
2. The proposed alternate safeguard system would accomplish the intent of the requirements of Section RBC314.6 of this Code.

**RBC314.8 PUBLIC NUISANCE DECLARED.** Any swimming pool not in compliance with this Section shall be and is hereby declared to be a public nuisance.

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## APPENDIX A: HISTORY OF CODE ADOPTION

This history is intended to list the codes covering the primary disciplines. Other model codes adopted but not listed herein include but are not limited to the UCBC, the IEBC, the Sign Code and the Elevator and Escalator Safety Code.

PPRBC	Adoption Date	Building Code	Electrical Code	Mechanical Code	Plumbing Code	Energy Code
<b>2017</b>	4/1/18	2015 IBC/IRC <sup>a</sup>	2014 NEC	2015 IMC/IFGC	2015 IPC	2015 IECC
<b>2011</b>	8/1/2011	2009 IBC/IRC <sup>b</sup>	2008 NEC <sup>c</sup>	2009 IMC/IFGC	2009 IPC	2009 IECC
<b>2005</b>	11/1/2005	2003 IBC/IRC <sup>b</sup>	2005 NEC <sup>c</sup>	2003 IMC/IFGC	2000 UPC <sup>f</sup>	2003 IECC <sup>e</sup>
<b>1999</b>	10/1/1999	1997 UBC	1999/2002 NEC <sup>c</sup>	1997 UMC	1997 UPC	1992 MEC
<b>1994</b>	11/1/1995	1991 UBC	1993 NEC	1991 UMC	1991 UPC	1992 MEC
<b>1991</b>	4/23/1991	1988 UBC	1990 NEC	1988 UMC	1988 UPC	1989 MEC
<b>1987</b>	2/1/1987	1985 UBC	1987 NEC	1985 UMC	1985 UPC	1986 MEC
<b>1984</b>	-	1982 UBC	1984 NEC	1982 UMC	1982 UPC	1977 CME
<b>1980</b>	-	1979 UBC	1980 NEC	1979 UMC	1979 UPC <sup>d</sup>	1977 CME
<b>1978</b>	-	1976 UBC	1978 NEC	1976 UMC	1976 UPC <sup>d</sup>	1977 CME
<b>1975</b>	-	1973 UBC	1975 NEC	1973 UMC	1973 UPC <sup>d</sup>	
<b>1972</b>	-	1970 UBC	1971 NEC	1970 UMC	1970 UPC <sup>d</sup>	
<b>1969</b>	-	1967 UBC	1968 NEC	1967 UMC	TPC – CO <sup>d</sup>	
<b>1968</b>	-	1967 UBC	1965 NEC		TPC – CO	

### Footnotes:

- a. Partial adoption. Chapters 2 through 10, 13 through 24, 26 through 33 are adopted
- b. Partial adoption. Chapters 2 through 10 of the IRC are adopted.
- c. The 1999 Edition of the PPRBC did not adopt a specific version of the National Electrical Code, but instead adopted the Electrical Code currently adopted by the State of Colorado Electrical Board along with all revisions, modifications and exceptions thereto made by such Board. Therefore, as of 1999, the adoption of the Electrical Code does not follow the scheduled adoption of the PPRBC.
- d. Also adopted in these years, was the 1969 Edition of the ASME Boiler and Pressure Vessel Code.
- e. Adopted in September, 2003, by the City of Colorado Springs and the County of El Paso only, was the 2000 edition of the International Energy Conservation Code, as amended.
- f. Adopted in March and April, 2008, by the County of El Paso, the City of Colorado Springs, the City of Fountain, the City of Manitou Springs, the Town of Green Mountain Falls, the Town of Monument, and the Town of Palmer Lake, was the 2003 edition of the International Plumbing Code, as amended.

### Abbreviations:

ASME:	American Society of Mechanical Engineers	IMC:	International Mechanical Code
CME:	Colorado Model Energy Efficiency Construction and Renovation Standards for Non-Residential Building	IPC:	International Plumbing Code
IBC:	International Building Code	IRC:	International Residential Code for one- and two- family dwellings
IEBC:	International Existing Building Code	MEC:	Model Energy Code
IECC:	International Energy Conservation Code	NEC:	National Electrical Code
IFGC:	International Fuel Gas Code	PPRBC:	Pikes Peak Regional Building Code



TPC – CO: The Technical Plumbing Code of the State of Colorado

UBC: Uniform Building Code

UCBC: Uniform Code for Building Conservation

UMC: Uniform Mechanical Code

UPC: Uniform Plumbing Code

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## APPENDIX B: FEE SCHEDULE

### APPENDIX B: FEE SCHEDULE

#### PIKES PEAK REGIONAL BUILDING DEPARTMENT

#### 2017 BUILDING PERMIT FEE SCHEDULE

Pursuant to Section RBC108.2 of the 2017 Pikes Peak Regional Building Code, the following represents the fee schedule adopted by the participating jurisdictions.

**COMMERCIAL AND RESIDENTIAL - NEW CONSTRUCTION AND ALTERATION TABLE A:** This permit fee table shall apply as follows:

For all new construction, alterations, additions, conversions, and repairs to any commercial building or structure; fees include building inspection only. See Table B for fees for plumbing, electrical, gas and heating inspections

For all new construction of one- and two-family dwellings and their accessory structures; fees include plumbing, electrical, gas, heating, and building inspections.

Final building permit valuation shall be set by the Building Official. Regional modifiers used in the application of the adopted ICC Building Valuation Data shall be set by the Regional Building Commission.

TABLE A	
VALUATION	PERMIT FEE
\$1 to \$500	\$50.00
\$501 to \$2,000	\$50.00 for the first \$500 plus \$2.00 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$80.00 for the first \$2,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$264.00 for the first \$25,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$464.00 for the first \$50,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$714.00 for the first \$100,000 plus \$4.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$2,314.00 for the first \$500,000 plus \$3.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000 and more	\$4,064.00 for the first \$1,000,000 plus \$3.00 for each additional \$1,000 or fraction thereof.

**TABLE A.1:** Permit fees for reroofing, siding, and stucco of existing one- and two-family dwellings and Townhomes.

<b>TABLE A.1</b>	
Asphalt Shingle Reroof	\$135.00
Stucco	\$135.00
Wood / Composite Siding	\$115.00

**TABLE B:** Registration fees for plumbing, electrical, gas and heating inspections associated with a commercial building permit

REGISTRATION FEE	\$100.00 for each trade
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**TABLE C:** Inspection fees for electrical, heating, gas and plumbing inspections not associated with a building permit

<b>TABLE C</b>	
<b>VALUATION</b>	<b>PERMIT FEE</b>
\$100.00 to 500.00	\$50.00
\$501.00 to 2,000.00	\$50.00 for the first \$500 plus \$5.50 for each additional \$100 or fraction thereof, up to and including \$2,000.
\$2,001.00 to 5,000.00	\$132.50 for the first \$2,000 plus \$1.45 for each additional \$100 or fraction thereof, up to and including \$5,000.
\$5,001.00 to 50,000.00	\$176.00 for the first \$5,000 plus \$6.75 for each additional \$1,000 or fraction thereof, up to and including \$50,000
\$50,001.00 and more	\$480.00 for the first \$50,000 plus \$ 4.50 for each additional \$1,000 or fraction thereof.

<b>INDIVIDUAL RESIDENTIAL MECHANICAL &amp; PLUMBING PERMIT FEES</b>	
Gas Log or Fireplace Insert Installation	\$ 40.00
Water Heater Replacement	\$ 40.00
Air Conditioning Condensing Unit Replacement	\$ 30.00
Lawn Sprinkler Backflow Prevention Device/ Water Softener Installation	\$ 30.00
Air Conditioning Installation (coil and condenser); Furnace; Wall/Space Heater; or Boiler Replacement	\$ 50.00
Water Heater, Furnace, or Boiler Replacement, including vent	\$75.00

INDIVIDUAL COMMERCIAL MECHANICAL & PLUMBING PERMIT FEES	
Roof Top Replacement (7.5 tons or less)	\$ 50.00
Water Heater, Unit Heater, Furnace, or Boiler Replacement (400,000 BTU or less)	\$ 50.00
Air Conditioning Condensing Unit Replacement/ Backflow Prevention Device	\$ 50.00
Roof Top Replacement (> 7.5 tons)	\$ 100.00
Water Heater, Furnace, or Boiler Replacement (> 400,000 BTU)/ Chiller Replacement	\$ 100.00

**TABLE D:** Floodplain and enumeration fees

TABLE D	
FLOODPLAIN PERMIT	
SQUARE FEET OF DISTURBED AREA	PERMIT FEE
UP TO 1,500	\$50.00
1,500 TO 5,000	\$150.00
5,000 TO 15,000	\$300.00
OVER 15,000	\$500.00
INDIVIDUAL ITEM FEES	
Floodplain review, tracking, and inspection services	\$50.00/Hour
Determination of property location in 100-year floodplain	\$30.00
Address Determination or Verification	\$30.00
Determination of property location in 100-year floodplain and address at time of final plat	\$10.00/ lot

**TABLE E:** Other fees

TABLE E		
A.	Wrecking Permit Fee	\$ 30.00
B.	Moving Permit Fee <b>Exception:</b> The fee for moving a building without moving on a public thoroughfare shall be covered by an alteration permit. Wrecking and moving permit fees do not include the services of any other governmental agency.	\$ 30.00
C.	Sign Permit Fee (Base Fee)	\$ 30.00
	Sign Inspections beyond the first inspection	\$ 25.00

D.	Mobile Home Permit	\$ 240.00
	Mobile Home State insignia, as issued by the State of Colorado, Division of Housing	Equal to the cost of the insignia
E.	Residential Compliance Inspection: Complete Inspection (Inspection by Building, Electrical, HVAC and Plumbing Inspectors. Includes written report)	\$ 200.00
	Each Individual Inspection with report	\$ 50.00
F.	Inspection outside of normal business hours (Minimum charge two hours)	\$ 100.00/Hour
G.	Inspections, Consultations, additional plan review required by changes, additions or revisions to plans, records search or other Services for which no fee is specifically indicated.	\$ 50.00/Hour
H.	Plan Examination Fee: (There shall be a \$50.00 handling fee for each use of a "Master Plan" for single-family dwellings.)	28% of Building Permit Fee
I.	Elevator Permit Fee: The fee for a permit to operate any elevator equipment governed by Section 1.1 of the Safety Code for Elevators and Escalators	\$177.00
J.	Escalator Permit Fee: The fee for a permit to operate any escalator equipment governed by Section 1.1 of the Safety Code for Elevators and Escalators	\$355.00
K.	Temporary Certificate of Occupancy (for other than one- or two-family dwellings)	\$ 50.00
L.	Duplicate Copy of Certificate of Occupancy for existing buildings	\$ 10.00
M.	Address Determination or Verification	\$25.00
N.	Request for Address change (Payment to be submitted with request)	\$ 50.00
O.	Application for Variance	\$50.00
P.	Investigation Fee: Work without a Permit. <b>Investigation.</b> Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. <b>Fee.</b> An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to twice the amount of the permit fee that would be required by this Code if a permit were issued. The payment of such an investigation fee shall not exempt any person from compliance with any provisions of this Code nor from any prescribed by law.	Equal to two times the Permit Fee



<p>Q.</p>	<p><b>Re-inspection Fees:</b></p> <p>A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is requested is not complete, when corrections required by a previous inspection have not been made, or when an additional inspection is required for alterations made after completion of initial inspection.</p> <p>This is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of requesting inspections before the job is ready for such an inspection or re-inspection.</p> <p>Re-inspection fees may be assessed when the permit card is not properly posted on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.</p> <p>In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until such fees have been paid.</p>	<p>\$50.00 for 1<sup>ST</sup> incident</p> <p>\$100.00 for 2nd incident</p> <p>\$200.00 for 3rd incident, plus 2 work day inspection delay</p>
<p>R.</p>	<p><b>Annual Permit Fee:</b> The cost of an annual permit shall be determined by the Building Official, based on the amount and scope of work, and the cost to the department to oversee the permit activities.</p>	

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## APPENDIX C: COUNTY OF EL PASO RESOLUTION

The Board of County Commissioners of El Paso County, Colorado, adopted **Resolution No. 17---** on DATE, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference as amended.

The following is an excerpt of the exclusions, exceptions and modifications made to the Pikes Peak Regional Building Code:

**Section RBC101.1.** Delete and replace with the following:

**RBC101.1 TITLE.** This Code shall be known and cited either as the "Pikes Peak Regional Building Code" or as the "Area Building Code," hereafter referred to as "this Code." This Code shall include those codes and standards adopted by the reference herein below.

**Section RBC101.4.** Add the following at the end of this section:

Notwithstanding the above provisions of RBC101.4 to the contrary regarding "the more restrictive shall govern," where there is a difference between the general provisions of this Code or other codes and the County Resolution, the County's requirements shall govern.

**Section RBC101.8.** Delete and replace with the following:

**RBC101.8 VIOLATIONS.** Pursuant to Section 30-28-209, Colorado Revised Statutes (2005) (as may be amended), any person, firm, or corporation violating this Code or any provision of this Code shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined not more than one hundred dollars (\$100.00), or imprisoned not more than ten (10) calendar days in the County jail, or both. A separate offense shall be deemed committed for each and every calendar day during which any illegal erection, construction, reconstruction, alteration, maintenance, or use continues. In case any building or structure is or is proposed to be erected constructed, reconstructed, altered or remodeled, used or maintained in violation of this code or of any provision of this Code, the County Attorney, or the District Attorney at the direction of the Board of County Commissioners, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

**Section RBC103.1.** Delete and replace with the following:

**RBC103.1 GENERAL POWERS AND DUTIES.** The administrator of the Building Department, hereinafter known as the Building Official, is hereby authorized and directed to enforce all provisions of this Code. For purposes of Section 30-28-205, C.R.S., the Building Official shall also be known as the County Building Inspector. Whenever the words "county building inspector," "regional building official," "regional building inspector," "building official," or "building inspector" appear, those words shall have the same and identical meaning, and shall refer to the Administrator of the Pikes Peak Regional Building Department.

**Section RBC105.2.5. Temporary Signs.** This section shall not apply in the County and is hereby expressly deleted.

**Section RBC112 DANGEROUS BUILDINGS.** This entire section RBC112 shall not apply in the County and is hereby expressly deleted. Delete and replace with the following:

### SECTION RBC112 UNSAFE BUILDINGS.

**RBC112.1 General.** All buildings or structures which are structurally, electrically or mechanically unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which, in relation to existing use, constitute a hazard to safety or health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, as specified in this Code or any other effective resolution are, for the purpose of this section, unsafe buildings.

**RBC112.2 Notice to Owner.** The Building Official shall examine, or cause to be examined, every building or structure or portion thereof reported as dangerous or damaged, and, if such is found to be an unsafe building as defined in this section, the Building Official shall give to the owner of such building or structure written notice stating the defects thereof. This notice may require the owner or persons in

charge of the building or premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof, and all such work shall be completed within 90 days from date of notice, unless otherwise stipulated by the Building Official. If necessary, such notice shall also require the building structure or portion thereof to be vacated forthwith and not reoccupied until the required repairs and improvements are completed, inspected, and approved by the Building Official.

Proper service of any such notice may be personal service upon the owner, authorized property management agent, or occupant of the unsafe building. Alternatively, such service may be made upon such person by registered mail or certified mail, return receipt requested. In the event the owner or authorized management agent is not found and there is no occupancy of the unsafe building, such notice may be served by posting same in a conspicuous place on the premises upon which the unsafe building is located, in which event service shall be deemed complete as of time of posting.

**RBC112.3 Posting of Signs.** The Building Official shall cause to be posted at each entrance to such building a notice to read: "DO NOT ENTER. UNSAFE TO OCCUPY. Pikes Peak Regional Building Department." Such notice shall remain posted until the required repairs, demolition, or removal is completed. Such notice shall not be removed without the written permission of the Building Official and no person shall enter the building except for the purpose of making the required repairs or of demolishing the building.

The following is an excerpt of the exclusions, exceptions and modifications made to the Pikes Peak Regional Building Code:

**Section RBC309.4** Amend to add the following exception:

**RBC309.4 Prohibited Structures.**

Exception: Existing mobile homes and units manufactured prior to 1976 and installed within the Jurisdiction prior to adoption of this Code may be relocated within unincorporated areas of El Paso County, provided ALL the following requirements are met:

- 1) The property on which the mobile home or unit manufactured prior to 1976 is located, is sold; and the property is not currently, nor has ever been owned, in whole or in part, by the owner of the mobile home or unit manufactured prior to 1976; and
- 2) The owner of the mobile home or unit manufactured prior to 1976 has resided on said property for a period of not less than twelve consecutive months; and
- 3) The mobile home or unit manufactured prior to 1976 complies with all the provisions of NCSBCS/ ANSI A225.1-1994, Annex D.

Prior to permit issuance and relocation, documentation verifying compliance to NCSBCS/ ANSI A225.1-1994, Annex D, must be provided by either the State of Colorado Division of Housing or a design professional licensed in the State of Colorado and submitted to the Regional Building Department.

## APPENDIX D: CITY OF COLORADO SPRINGS ORDINANCE

The City Council of the City of Colorado Springs, Colorado, adopted **Ordinance No. XXX** on second reading on **DATE**, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference as amended.

The following is an excerpt of the modifications to the Pikes Peak Regional Building Code:

**RBC108.2** Add the following to the end:

A fee schedule shall be established by Resolution of the City Council.

**RBC302.4.1 Section 202** Add the following definitions:

**COMPOSITION WOOD** roofing is a roofing product composed of natural wood fibers and falls within the Underwriters Laboratories (UL) category of formed roofing.

**SOLID WOOD** roofing products are roofing materials that are defined as "Wood Shakes", "Wood Shingles", of "Wood Shakes and Shingles, Fire-Retardant (treated)". These materials are cellulose based wood products that include non-treated and pressure impregnation by the full-cell vacuum-pressure process with fire retardant chemicals.

**RBC302.4.29** Insert a new section as follows:

**RBC302.4.29.1 Section 1505.1** Add the following:

All buildings shall have a minimum roof covering of Class B.

**EXCEPTION:** Buildings containing twenty percent (20%) or more of a Group R fire area shall have a minimum roof covering of Class A excluding solid wood roofing products.

These requirements shall also apply when completely recovering or replacing a roof covering in accordance with Section 1511 of the International Building Code, 2015 Edition, and Section RBC104.4 of the Building Code.

**RBC302.4.29.2 Table 1505.1** Delete

**RBC303.4.1 Section R202** Add the following definitions:

**COMPOSITION WOOD** roofing is a roofing product composed of natural wood fibers and falls within the Underwriters Laboratories (UL) category of formed roofing.

**SOLID WOOD** roofing products are roofing materials that are defined as "Wood Shakes", "Wood Shingles", of "Wood Shakes and Shingles, Fire-Retardant (treated)". These materials are cellulose based wood products that include non-treated and pressure impregnation by the full-cell vacuum-pressure process with fire retardant chemicals.

**RBC303.4.61** Insert a new section as follows:

**RBC303.4.61.1 Section R902.2.9** Amend the section as follows:

Delete the second sentence and replace with the following:

One- and two-family dwellings shall have a minimum roof covering of Class A excluding solid wood roofing products. Accessory structures shall have a minimum roof covering of Class B.

In the third sentence, delete "Classes A, B, and C" and replace with "Classes A and B".

Add the following to the end of the paragraph:

These requirements shall also apply when completely recovering or replacing a roof covering in accordance with Section R908 of the International Residential Code, 2015 Edition and Section RBC104.4 of the Building Code.

**RBC306.2** Delete and replace with the following:

**RBC306.2 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the Colorado Plumbing Code adopted by the Department of Regulatory Agencies, Division of Professions and Occupations, Colorado State Plumbing Board, 1560 Broadway, Suite 1350, Denver Colorado, 80202, along with all revisions, modifications and exceptions thereto made by such board, appearing at 3 CCR 720-1, entire rule effective February 14, 2016, rules 2.5.1.27, 4.1, 4.2, 4.5.4, 4.5.5, 4.6 – 4.13, 6.1, and 7.4 effective April 1, 2016. Three copies of the Code are now filed in the office of the Office of the City Clerk and in the Office of the Regional Building Official and may be inspected during regular business hours. The code is being adopted in its entirety.

**RBC307.2** Delete and replace with the following:

**RBC307.2 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the National Electrical Code, 2014 edition, adopted by the Department of Regulatory Agencies, Division of Professions and Occupations, Colorado State Electrical Board, 1560 Broadway, Suite 1350, Denver Colorado, 80202, along with all revisions, modifications and exceptions thereto made by such board, appearing at 3 CCR 710-1, adopted and effective July 1, 2014. Three copies of the Code are now filed in the office of the Office of the City Clerk and in the Office of the Regional Building Official and may be inspected during regular business hours. The code is being adopted in its entirety.

**RBC310.3** Delete and replace with the following:

**RBC310.3 CODES ADOPTED BY REFERENCE.** There is hereby adopted by reference the Safety Code for Elevators and Escalators, ASME A17.1, 2013, including Table 2-3-2 of 7 CCR 1101-8, and all supplements thereto; the Safety Code for Existing Elevators and Escalators, ASME A17.3, 2005, and all supplements thereto; the Safety Standard for Platform Lifts and Stairway Chairlifts, ASME A18.1, 2011, and all supplements thereto; and the Standard for Elevator Suspension, Compensation, and Governor Systems, ASME A17.6, 2010 edition, of the American Society of Mechanical Engineers, Three Park Avenue, New York, New York, 10016-5990, as incorporated into ASME A17.1, 2013, adopted by the State of Colorado Department of Labor and Employment, Division of Oil and Public Safety, 633 17<sup>th</sup> Street, Suite 500 Denver Colorado, 80202 along with all revisions, modifications and exceptions thereto appearing in 7 CCR 1101-8, and effective April 1, 2017. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours. The above Codes are being adopted in their entirety.

**RBC313.6** Add the following definition:

**APPEAL.** A request for a review of the Floodplain Administrator's decision or interpretation of any provision of this section, or for a review of the Drainage Board's decision on appeal, grant of relief or interpretation of any of the provisions of this part.

**RBC313.17.1** Delete and replace with the following:

**RBC313.17.1 Appeals.**

1. As established by the City, Drainage Board shall hear and decide appeals of decisions of the Floodplain Administrator (FPA) when it is alleged there is an error in any requirement, decision or determination made by the FPA in the enforcement or administration of this section.
2. Any person aggrieved by a decision of the FPA may appeal to Drainage Board, provided a written notice of appeal, stating the grounds for appeal, is filed with the City Engineer within thirty (30) days of the date of the FPA's decision. Drainage Board shall hear the appeal at the next available meeting, but not less than fourteen (14) days after receipt of the notice of appeal.
3. Drainage Board shall conduct a public hearing on the appeal and shall consider the factors set forth in section 5, below. At the conclusion of the hearing, Drainage Board shall make appropriate findings and determine whether the FPA's decision shall stand, be overturned or modified. Unless appealed to City Council, the Board's decision shall be considered final agency action for all purposes under Colorado law.
4. Those aggrieved by the decision of the Drainage Board may appeal the decision to City Council, provided that a notice of appeal, stating the grounds for appeal, is filed with the City Clerk within ten (10) days of the date of Drainage Board's decision. The City Clerk, upon receiving a perfected appeal,



shall forward the record of the Drainage Board to City Council, and the matter shall be set for a public hearing at the next available City Council meeting. City Council may hear the appeal *de novo* or may limit the hearing to the issues identified in the notice of appeal. At the conclusion of the public hearing, City Council shall determine whether there is substantial evidence in the record to support the Drainage Board's decision, and if so, then the decision must be affirmed. If there is not substantial evidence in the record to support the Board's decision, the Council may overturn the decision or modify it.

5. In passing upon appeals of the FPA's decision, Drainage Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of the section, and:
  - 5.1 The danger that materials may be swept onto other lands to the injury of others;
  - 5.2 The danger to life and property due to flooding or erosion damage;
  - 5.3 The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - 5.4 The importance of the services provided by the proposed facility to the community;
  - 5.5 The necessity to the facility of a waterfront location, where applicable;
  - 5.6 The availability of alternate locations for the proposed use, which are not subject to flooding or erosion damage;
  - 5.7 The compatibility of the proposed use with existing and anticipated development;
  - 5.8 The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
  - 5.9 The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - 5.10 The expected heights, velocity, duration, rate of use, and sediment transport of the flood waters and the effects of wave action, if applicable, and expected at the site; and
  - 5.11 The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
6. Upon consideration of the factors listed in section RBC 313.17.1, item 5, Drainage Board may impose conditions on the FPA's decision as it deems necessary to further the purposes of this section.
7. The FPA shall maintain the records of all appeal actions and report any variances to FEMA upon request."

**RBC313.17.2** Delete and replace with:

**RBC313.17.2 Conditions for Pre-Construction Variances.**

1. Development permits may be issued by the FPA for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or part of the local Historic Preservation District or a locally designated historic landmark, without regard to the procedures set forth in the remainder of this subsection. Infill of vacant lots within the Historic Preservation District may be issued variances provided that the provisions of this section are met. All other variances shall be reviewed and approved by Drainage Board.
2. No application for variances shall be accepted or considered for an existing structure.
3. Drainage Board shall conduct a public hearing on all applications for variance. The FPA shall be given an opportunity to comment on the application and make a recommendation to the Board. The applicant shall be given an opportunity to support the request for variance and respond to any comments by the FPA. The public shall be given an opportunity to comment on the application.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon Drainage Board's finding that the application substantially complies with the following:
  - 6.1 A showing of good and sufficient cause;

- 6.2 6.2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
  - 6.3 A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public as identified in section RBC 313.17.1.5, or conflict with existing local laws or ordinances."
7. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**RBC 313.18.5 Subdivision Proposals.** This section is amended to read as follows:

**RBC 313.18.5 Subdivision Proposals.**

1. All subdivision proposals shall be consistent with the need to minimize flood damage;
2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
4. FEMA approved base flood elevation data and 100-year floodplain boundaries shall be provided and shown on plat.;
5. If subdivision proposals are located within three hundred feet (300') of a zone A floodplain, FEMA approved base flood elevations and boundaries are required to be determined and shown on plat, or provide a floodplain certification letter by a professional engineer or architect licensed by the State of Colorado, stating that "Based on field verified characteristics of the property (topography, etc.), the property is reasonably safe from flooding and to the best of the engineer's knowledge if the 100-year floodplain were studied it would not enter the property in question".

## APPENDIX E: CITY OF FOUNTAIN ORDINANCE

The City Council of the City of Fountain, Colorado, adopted **Ordinance No. XXX** on second reading on **DATE**, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference as amended.

The following is an excerpt of the modifications to the Pikes Peak Regional Building Code:

**Section RBC101.8.** Delete and replace with the following:

**RBC101.8 Violations.** Every person convicted of a violation of any provision set forth in Title 16 or this Code shall be punished by a fine of not more than One Thousand Dollars or by imprisonment not to exceed one year, or by both such fine and imprisonment. A separate offense shall be deemed committed for each and every calendar day during which such illegal erection, construction, reconstruction, alteration, maintenance, or use continues. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered or remodeled, used or maintained in violation of this Code or of any provision of the Building Code, the City Attorney, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance or use.

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## APPENDIX F: CITY OF MANITOU SPRINGS ORDINANCE

The City Council of the City of Manitou Springs, Colorado, adopted **Ordinance No. XXX** on first reading on **DATE**, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference.

There were no modifications to the Pikes Peak Regional Building Code.

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## APPENDIX G: TOWN OF GREEN MOUNTAIN FALLS ORDINANCE

The Board of Trustees of the Town of Green Mountain Falls, Colorado, adopted **Ordinance No. XXX** on second reading on **DATE**, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference.

There were no modifications to the Pikes Peak Regional Building Code.

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## APPENDIX H: TOWN OF MONUMENT ORDINANCE

The Board of Trustees of the Town of Monument, Colorado, adopted **Ordinance No. XXX** on first reading on **DATE**, adopting the 2017 edition of the Pikes Peak Regional Building Code by reference.

There were no modifications to the Pikes Peak Regional Building Code.

DRAFT

## APPENDIX I: TOWN OF PALMER LAKE ORDINANCE

The Board of Trustees of the Town of Palmer Lake, Colorado, adopted **Ordinance No. XXX** on first reading on **Date** adopting the 2017 edition of the Pikes Peak Regional Building Code by reference.

There were no modifications to the Pikes Peak Regional Building Code.

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