

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF HINSDALE, STATE OF COLORADO**

**RESOLUTION NO. 16
SERIES 2020**

**A RESOLUTION TO REPEAL THE CURRENT HINSDALE COUNTY BUILDING
CODES AND REPLACE THEM WITH THE INTERNATIONAL CODE COUNCIL'S
2015 & 2018 BUILDING CODES, AS STATED HEREIN, WITH LOCAL
AMENDMENTS**

WHEREAS, the Hinsdale County Board of County Commissioners ("BoCC") has the authority to amend county building codes pursuant to C.R.S. § 30-28-204; and

WHEREAS, Hinsdale County is currently operating under the 2012 International Building Code, the 2012 International Residential Code, the 2012 International Energy Conservation Code, the 2012 International Fuel Gas Code, the 2012 International Existing Building Code, the 2012 International Mechanical Code, the 2012 International Code Council 400, and the 2009 International Fire Code, all as may have been locally amended (these Codes are collectively referred to in this Resolution as the "2012 Building Codes"); and

WHEREAS, in consultation with the Hinsdale County Building Official, the BoCC desires to hereby repeal Hinsdale County's use of the 2012 Building Codes and replace them with the 2015 International Building Code (including Appendix G thereto), the 2015 International Residential Code (including Appendices E, F, R, S and U thereto), the 2015 International Fire Code, the 2015 International Existing Building Code, the 2015 International Fuel Gas Code, the 2015 International Property Maintenance Code, the 2018 International Energy Conservation Code, the 2018 International Mechanical Code, the 2012 International Code Council 400, and Appendix Q of the 2018 International Residential Code, all with local amendments as referenced on Exhibit A, attached hereto and incorporated into this Resolution by this reference (these Codes with the local amendments shall be referred to in this Resolution as the "2020 Building Codes"); and

WHEREAS, the change from the 2012 Building Codes to the 2020 Building Codes will not change the land areas covered by said codes, which includes all of unincorporated Hinsdale County; and

WHEREAS, the Hinsdale County Building Official has certified that the 2020 Building Codes are appropriate for adoption by the BoCC; and

WHEREAS, the BoCC held a public hearing on December 9, 2020 regarding the replacement of the 2012 Building Codes with the 2020 Building Codes, the time and place of said hearing was designated in a notice given by publication in the *Silver World* newspaper at least 14 days prior to said hearing; and

WHEREAS, the BoCC deems this Resolution and the building code updates contained herein to be in the best interests of the health, safety and welfare of Hinsdale County, Colorado.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Hinsdale, State of Colorado ("BoCC"), pursuant to the authority vested in them by C.R.S. § 30-28-204, to hereby amend the County's building codes, as follows:

1. The BoCC hereby repeals Hinsdale County's use of the following building codes: the 2012 International Building Code, the 2012 International Residential Code, the 2012 International Energy Conservation Code, the 2012 International Fuel Gas Code, the 2012 International Existing Building Code, the 2012 International Mechanical Code, the 2012 International Code Council 400, and the 2009 International Fire Code, all as may have been locally amended (the "2012 Building Codes").

2. The 2012 Building Codes are hereby replaced with the 2015 International Building Code (including Appendix G thereto), the 2015 International Residential Code (including Appendices E, F, R, S and U thereto), the 2015 International Fire Code, the 2015 International Existing Building Code, the 2015 International Fuel Gas Code, the 2015 International Property Maintenance Code, the 2018 International Energy Conservation Code, the 2018 International Mechanical Code, the 2012 International Code Council 400, and Appendix Q of the 2018 International Residential Code, all with local amendments as referenced on Exhibit A, attached hereto and incorporated into this Resolution by this reference (the "2020 Building Codes").

3. The building permit fee schedule and building valuation schedule are attached hereto as Exhibit B and incorporated herein by this reference.

4. The 2020 Building Codes shall be effective immediately.

5. This Resolution, including Exhibits A and B, shall be recorded in the Hinsdale County real property records.

INTRODUCED by Commissioner Susan Thompson,
seconded by Commissioner Sara Gutterman, and passed this
9th day of December, 2020.

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF HINSDALE, STATE OF COLORADO**

By: [Signature]
Susan Thompson, Chair

ATTEST:

[Signature]
Joan Roberts, County Clerk & Recorder



EXHIBIT A

2015 IRC ³	2015 IRC Local Amendments
IRC Table 301.2(1)	Ground snow load is 70 psf below 10,000 feet elevation, 90 psf at 10,000 feet elevation and above. Wind Speed is 90 mph based on the 3 second gust model, subject to topographic effects, no wind borne debris regions. Seismic Design Category C. Frost line depth is 36" below finished grade. Ice barrier underlayment is required.
IRC § 306	Add that construction sites are to have facilities for human waste disposal.
IRC § 311.7.5.1	Delete requirement for stair risers passage of a 4" sphere within 30" of grade or floor below.
IRC § 313	Automatic Fire Sprinkler Systems shall NOT be required in Townhomes and Single Family Dwellings.
IRC § R322	Applicable to Flood Hazard Zones A, AE and X 100-year Flood Hazard Zones. Does not apply to Zone X 500-year Flood Hazard Zones. An elevation certificate from a Colorado licensed surveyor or engineer shall be required prior to issuance of a building permit.
IRC § 502.1.1	Add "Use of ungraded sawmill lumber shall be permitted but shall be determined to be of Utility Grade sized such that actual dimension is equal to or greater than nominal dimension by a factor of 25% and subject to approval or rejection by any one of 4 parties, the Building Official, the Owner, The General Contractor or the Design Professional."
IRC § 502.1.1.1	Add "Where ungraded sawmill lumber is used in place of preservative treated graded lumber, it shall be subject to the same conditions amended in IRC § 502.1.1 (see immediately above) and shall be field treated with an <i>approved</i> wood preservative."
IRC § 602.1.1	Add "Use of ungraded sawmill lumber shall be permitted but shall be determined to be of Utility Grade sized such that actual dimension is equal to or greater than nominal dimension by a factor of 25% and subject to approval or rejection by any one of 4 parties, the Building Official, the Owner, The General Contractor or the Design Professional."
IRC § 905.7	Wood shingles shall not be permitted except as replacement for existing wood shingle roofs in which case fire-rated wood shingles shall be permitted.
IRC § 905.8	Wood shakes shall not be permitted except as replacement for existing wood shakes roofs in which case fire-rated wood shakes shall be permitted.
IRC Chapter 11	Delete IRC Chapter 11 and instead refer to the 2018 International Energy Conservation Code.
IRC Chapters 13-23	In case of any discrepancy between IRC Chapters 13 – 23 and the 2018 International Mechanical Code ("IMC"), the 2018 IMC shall take precedence.
IRC Chapter 24	In case of discrepancy between IRC Chapter 24 and the 2015 International Fuel Gas Code ("IFGC"), the IFGC shall take precedence.
IRC Chapters 25-33	In case of discrepancies between IRC Chapters 25 – 33 and the Colorado State Plumbing Code, the Colorado State Plumbing Code shall take precedence.

³ "2015 IRC" refers to the 2015 International Residential Code.

EXHIBIT A

Code/Section	Changes
2015 IBC¹	2015 IBC Local Amendments
IBC § 101.4.2	IBC § 101.4.2 is deleted. Instead, refer to the 2018 International Mechanical Code
IBC § 101.4.3	IBC § 101.4.3 is deleted and replaced with the current plumbing code adopted by the State of Colorado, as the same may be amended from time to time (the State currently is under the 2018 International Plumbing Code)
IBC § 101.4.6	IBC § 101.4.6 is deleted and replaced with the 2018 International Energy Conservation Code
IBC § 105.2	No Permit shall be required for buildings which are agricultural structures. See Appendix C, Section C101.1 of the 2015 IBC for definition of "Agriculture Buildings"
IBC § 105.2.1	Change exempted maximum square footage for building permits from 120 square feet to 200 square feet
IBC § 109	The fee schedule provided by IBC § 109 shall not apply. The applicable fee schedule is attached hereto as Exhibit B.
IBC § 504	Delete all Height Modifications contained in IBC § 504 and replace with them with the following Height Restrictions: No building may exceed the height limitations set forth in the Hinsdale County Zoning & Development Regulations.
IBC § 1809.5.1	IBC § 1809.5.1(1) is deleted and replaced with the following frost depth rule: The foundation shall be at least 36 inches to the bottom of the footing and a minimum of 6 inches thick and 12 inches wide. The remaining provisions of IBC § 1809.5.1 shall remain in effect.
IBC Chapter 13	IBC Chapter 13 is deleted. Instead, refer to the 2018 International Energy Conservation Code.
IBC Chapter 28	IBC Chapter 28 is deleted. Instead, refer to the 2018 International Mechanical Code.
IBC Chapter 29	IBC Chapter 29 is deleted. Instead, refer to the current plumbing code adopted by the State of Colorado, as the same may be amended from time to time (the State currently is under the 2018 International Plumbing Code)
IBC § 2303.1.1	Add "Use of ungraded sawmill lumber shall be permitted but shall be determined to be of Utility Grade sized such that actual dimension is equal to or greater than nominal dimension by a factor of 25% and subject to approval or rejection by any one of 4 parties, the Building Official, the Owner, The General Contractor or the Design Professional."
IBC Appendix G	Applicable to Flood Hazard Zones A, AE and X 100-year Flood Hazard Zones. IBC Appendix G shall not apply to Zone X 500-year Flood Hazard Zones. An elevation certificate from a Colorado licensed surveyor or engineer shall be required prior to issuance of a building permit.
2018 IECC²	Delete Section R402.4.1.2 of the 2018 IECC, and replace it with the following: "Foam Gaskets shall be installed on all switch plates, outlet covers, and ceiling light fixtures in walls and ceilings separating conditioned space from unconditioned spaces."

¹ "2015 IBC" refers to the 2015 International Building Code.

² "2018 IECC" refers to the 2018 International Energy Conservation Code.

EXHIBIT A

IRC Chapters 34-43	In case of discrepancy between IRC Chapters 34 – 43 and the State of Colorado Electrical Code, the State of Colorado Electrical Code shall take precedence.
IRC Appendix E	In case of discrepancy between IRC Appendix E and the State of Colorado Department of Local Affairs, Division of Housing’s State regulations, the State regulations shall take precedence.
IRC Appendix F	Amend Figure AF101 EPA Radon Map and Table AF101(1) to include Hinsdale County as a Radon Zone 1. Radon Mitigation Measures required under Section AF103 shall be mandatory in all new construction.
2018 IRC⁴	2018 IRC Local Amendment
IRC Appendix Q	Amend applicability from homes 400 sq. ft. or less to 600 sq. ft. or less. Appendix Q shall not supersede any county development or zoning regulations, subdivision covenants or HOA agreements.

⁴ “2018 IRC” refers to the 2018 International Residential Code.

EXHIBIT B

Valuation and Fee Schedule

Building Valuation Schedule

<u>Construction</u>	<u>Valuation (per sq. ft.)</u>
Wood Frame, Masonry, Milled Log	\$144
Full Round Log	\$216
Finished/Semi-finished Basement	\$32
Unfinished Basement	\$24
Wood Frame Garage	\$58
Masonry Garage	\$69
Car Port	\$29
Decks	\$21

For projects where the owner/builder is providing reclaimed or recycled materials or manufacturing their own materials for construction, valuations may be determined based on the owner's estimate of building and materials cost at the discretion of the Building Official. An example of this valuation determination would be if an owner/builder was harvesting and milling trees on their own property.

Valuations of additions will be based on the construction values above, the contractor's bid, or the owner's estimate of building and materials cost at the discretion of the Building Official.

Valuations of alterations, remodels, repairs, reconstructions, sheds and other out-buildings, and any other structure not listed, including commercial structures and Construction Types I-V shall be based on the contractor's bid or the owner's estimate of building and materials cost. If neither is provided the Building Official shall make the valuation determination. Should the permit applicant disagree with the determination of the Building Official, the applicant shall provide a detailed and itemized cost breakdown of the proposed construction project to determine valuation.

Use Tax shall be determined on 50% of the total valuation of the project. Use Tax shall be calculated at 4% of the 50% valuation determination or 4% of the materials cost, whichever is greater or relevant to the project.

EXHIBIT B

Building Permit Fee Schedule

TOTAL VALUATION	FEE
\$1 to \$ 500	\$24
\$501 to \$2,000	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, up to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof

Note: Building Permits will expire two years from the date of issuance. Extensions may be granted with cause by written request. A \$25 administrative fee will be charged for extensions.

Plan Review Fee will be calculated at 10% of the Building Permit Fee

Note: 20% of Plan Review Fee, for Commercial Occupancies only, will go to the Lake City Fire Protection District for Code Review.

Mechanical Permit Fee is \$25 plus 2% of installed equipment costs (not including labor).

Modular Building Fees will be calculated as per adopted Valuation and Fee Schedules.

Re-inspection Fee	\$50/hour
Inspection for which no fee is indicated	\$50/hour
Additional Plan Review (changes, revisions, additions)	\$50/hour
Third Party Consultants (plan review, inspections, etc.)	Actual Cost

Consultants may be engaged at the discretion of the Building Official. Owner and/or Owner's agent will be notified in writing of the need for any third-party consultation and be responsible for the actual costs thereof.

EXHIBIT B

Use Tax shall be determined on 50% of the total valuation of the project. Use Tax shall be calculated at 4% of the 50% valuation determination or 4% of the materials cost, whichever is greater or relevant to the project.