

**ORDINANCE #2011-6
TOWN OF PONCHA SPRINGS**

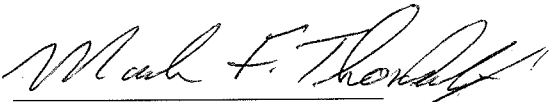
**AN ORDINANCE AMENDING THE 2006 INTERNATIONAL BUILDING CODE
ADOPTED BY ORDINANCE #2007-3 BY THE TOWN OF PONCHA SPRINGS**

WHEREAS, the Town of Poncha Springs contracts its building inspections through the Chaffee County Building Department; and

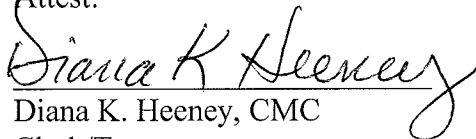
WHEREAS, Chaffee County, by Resolution #2011-43, adopted additional amendments to the codes;

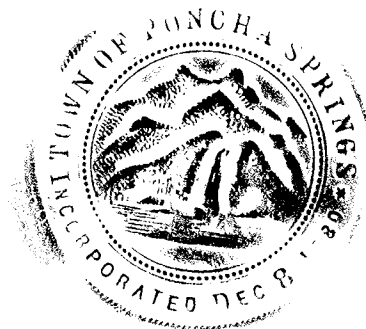
NOW THEREFORE BE IT ORDAINED, that the attached Chaffee County Resolution #2011-43, and Exhibits, adopting amendments to the International Building Code; is hereby adopted by the Town of Poncha Springs

PASSED AND APPROVED THIS 25th DAY OF July, 2011, BY THE BOARD OF TRUSTEES OF THE TOWN OF PONCHA SPRINGS, COLORADO.


Mark F. Thonhoff, Mayor

Attest:


Diana K. Heeney, CMC
Clerk/Treasurer



**CHAFFEE COUNTY COLORADO
RESOLUTION 2011-43**

**ADOPTING AMENDMENTS TO THE CHAFFEE COUNTY BUILDING CODES
REGARDING AUTOMATIC SPRINKLER SYSTEMS AND
ADOPTION OF THE MOST CURRENT EDITION OF THE NATIONAL ELECTRIC CODE**

FINDING AND CONCLUSIONS:

WHEREAS, C.R.S. § 30-28-201 authorizes the Board of County Commissioners to adopt ordinances and a building code consistent with the Uniform Building Code, 1988 edition, as promulgated by the International Conference of Building Officials and as revised from time to time, in all or part of the county, and not embraced within the limits of any incorporated city or town. It further authorizes the Board of County Commissioners to adopt and enforce a building energy code that meets or exceeds the standards in the 2003 version of the International Energy Conservation Code.

WHEREAS, CRS § 32-1-1002 (d) permits the adoption of fire codes by the fire protection districts, but provides that no such code shall apply within the County unless the County adopts a resolution stating the code or specific portions of the code shall be applicable within the fire districts boundaries.

WHEREAS, CRS § 30-15-401.5 authorizes the county commissioners to adopt ordinances that provide minimum fire safety standards which are modeled upon those contained in the uniform fire code, including the table of contents, indices, appendices, and tables, as promulgated by the international conference of building officials, the international fire code institute, and the western fire chiefs association.

WHEREAS, CRS § 30-28-210 authorizes the county commissioners to adopt ordinances and a building code consistent with the uniform building code as promulgated by the international conference of building officials and as revised from time to time.

WHEREAS, pursuant to Resolution 2007-52 and Ordinance 2007-01, the Board of Commissioners of Chaffee County (the "Board") adopted the 2006 International Building Code with amendments, the 2006 International Residential Code with amendments, the 2005 National Electric Code with amendments, the 2006 International Fuel Gas Code, the 2006 International Mechanical Code, the 2006 International Plumbing Code, the 2006 International Energy Conservation Code, and the 2006 International Existing Building Code. Section 12 of such Resolution and Ordinance was further amended pursuant to Resolution 2010-22 (regarding building permit effective periods and extensions) and 2011-38 (regarding exceptions for fences and for determining heating requirements).

WHEREAS, pursuant to Ordinance 2008-01, the Board adopted the 2006 International Fire Code with amendments.

WHEREAS, C.R.S. § 12-23-104 requires local governments to adopt the most current edition of the national electrical code or standards that are at least as stringent as those contained in such code, within twelve months after adoption of such code by the state electrical board. The state electrical board adopted the 2008 National Electrical Code, effective July 1, 2010.

WHEREAS, C.R.S. § 30-28-204 authorizes the Board from time to time by resolution to alter and amend any county building code after public hearing, notice of which hearing shall be given by at least one publication in a newspaper of general circulation in the County at least fourteen days prior to said hearing.

WHEREAS, a public hearing was held on May 17, 2011, continued to June 14, 2011, following publication of the meetings on April 28, 2011 in the *Mountain Mail* and the *Chaffee County Times*, newspapers of general circulation in Chaffee County.

WHEREAS, the people of Chaffee County have had an opportunity to review the proposed changes to the County's Building Code and have had an opportunity to make public comment for or against adoption of the

Exhibit A to Ordinance 2007-01 and 2007-52
as Amended by Resolution 2011-43
Amendments to the International Building Code

101.1 Add to Section: "... *Building Code of Chaffee County, Colorado...*"

101.4.1 Electrical. Delete Section. Add "*The electric code shall be the 2008 National Electrical Code. For structures built under the provisions of the IRC, the requirements of Part VIII - Electrical shall be equivalent to the NEC. Any references in this code to the ICC Electrical Code shall instead refer to the applicable NEC.*"

101.4.4 Replace "International Private Sewage Disposal Code" with "*Chaffee County On-site Wastewater Treatment System Regulations.*"

101.4.5 Property Maintenance. Delete section. Add "*All references to provisions of the Property Maintenance Code shall not apply unless specifically adopted by the appropriate governing body.*"

101.4.6 Fire prevention. Delete Section. Add "*The International Fire Code as adopted by the Chaffee County Commissioners shall apply.*"

105.1: Add "*A permit application will not be accepted unless it includes the appropriate approval from agencies or departments governing zoning, water supply, wastewater treatment, and access.*"

105.1.1 Annual Permit. Delete section.

105.1.2 Annual Permit Records. Delete section.

105.2 #5. Add to beginning of clause "*Other than Cisterns for fire and domestic water supply water tanks. . .*"

106.2: Add "*Plans shall also include location of utilities, private well and waste water sites, ditches, rivers, lakes, drainages, slopes greater than 30%, accesses, bridges and road grade.*"

106.3.2. Previous approvals. Delete section.

108.3. Delete Section and replace with "*Valuation shall be established using the procedures outlined in Exhibit I.*"

202 Definitions. Add:

"Design Professional." – Colorado State licensed Architect or Engineer.

"Townhouse." Change to " A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to the roof and with open space on at least two sides. A legal property line shall separate the units along the common walls."

901.1. Scope. Delete section. Add: "*The provisions of this chapter shall specify where fire protection systems are required. The design, installation, and operation of the fire protection systems must be in compliance with Colorado State Law.*"

901.2 Exception. Replace clause "this code" so that provision reads: "... that such system meets the

requirements of *the fire official having jurisdiction.*”

903.2.1.2 Change section to read as follows:

“903.2.1.2 Group A-2. The fire area has an occupant load of 300 or more;”

903.2.7 Change section to correspond with Section 903.2.7 of the 2000 IBC, to read as follows:

“903.2.7.1 Group R-1. An automatic sprinkler system shall be provided throughout all buildings with a Group R-1 fire area. Exceptions to this provision shall only be permitted if there are smoke and carbon monoxide detectors and alarms, compliant means of egress, and adequate fire separation between uses.

Exceptions:

- 1. Where guestrooms are not more than three stories above the lowest level of discharge and each guestroom has at least one door that leads directly to an exterior exit access that leads directly to approved exits.*
- 2. A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portion thereof, of Group R-1.*
- 3. Single family or duplex homes used as temporary vacation rentals or bed and breakfasts that have received approval from the local jurisdiction and pass a yearly fire inspection.*

903.2.7.2. Group R-2 An automatic sprinkler system shall be provided throughout all buildings with a Group R-2 fire area where more than two stories in height, including basements, or where having more than 16 dwelling units and each guestroom has at least one door that leads directly to an exterior exit access that leads directly to approved exits.

Exception: A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portions thereof, of Group R-2.

903.2.7.3 Group R-4. An automatic sprinkler system shall be provided throughout all buildings with a Group R-4 fire area with more than eight occupants.”

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group R-4 facilities.

1608.2. Ground snow loads. Add *“Snow load shall be determined by the map and table located at Exhibit J.1 and J.2.”*

1609.3 Basic Wind Speed. Replace clause so that provision reads: *“Basic wind speeds determined by the local jurisdiction shall be 90 mph for a three second gust.”*

1805.2.1. Delete Section. Add *“Depth of footing for frost protection shall be governed by Exhibit K.”*

2701.1 Scope. Change clause so that provision reads: *“... of the applicable National Electrical Code.”*

3410.2 Applicability. In the insert area, replace bracketed language with *“the effective date of adoption of building codes within the jurisdiction.”*

Exhibit A to Ordinance 2008-01 as Amended by Resolution 2011-43
Amendments to the 2006 Fire Code

- 101.1 Title. These Regulations shall be known as the Fire Code for all unincorporated areas of Chaffee County, Colorado, and any incorporated town or city which elects by ordinance or resolution to have the provisions thereof apply.
- 101.2.1 Appendices. Appendix A is specifically deleted, and Appendices B, E, F, and G are specifically adopted as written. Appendices C and D are adopted as revised in this Exhibit A.
- 102.1 Applicability. Add "This fire code does not apply to structures governed by the International Residential Code, specifically single-family residences and duplexes, or to those agricultural and other buildings exempt from the building codes. Existing buildings and structures built in compliance with the codes in effect at the time of construction are not subject to the requirements of this code, except for commercial or multi-family residential structures being renovated or altered."
- 102.6 Referenced codes and standards. ADD "Any alterations, additions, changes in use, or changes in structures required by this code which are within the scope of the International Building Code shall be made in accordance therewith. Reference to other codes such as building, plumbing, mechanical, and electrical shall refer only to the currently adopted code of that type. The International property maintenance, fire prevention, existing building, wildland urban interface and energy codes are specifically not adopted by reference as part of this Code, and references to those codes shall be deleted throughout this Fire Code. Any reference to the Wildland Urban Interface Code shall instead be referred to NFPA 1144 as the guideline for Protection of Life and Property from Wildfire. Any apparent conflicts between the fire codes and building codes will be governed by the provisions of the building codes, except the most stringent requirement with respect to life – safety issues shall apply."
- 103.1 General. Delete Section; replace with: "The Chaffee County Department of Building Safety is established as the enforcing jurisdiction with respect to the structure related portions of active building permits only. The Chaffee County Fire Protection District and South Arkansas Fire Protection District are established as the enforcing jurisdiction within their respective boundaries for all other provisions of this code, specifically including fire suppression supply requirements."
- 104 In all cases referencing "records," add "the code official shall also ensure that the Fire Protection District and the Department of Building Safety are copied on all matters of record pertaining to the Fire Codes."
- 105 DELETE entire Section and add "The Department of Building Safety is responsible for issuance of construction permits in accordance with the requirements of the Building Codes adopted by Chaffee County. Conflicts between the County Building Codes and the Fire Codes requirements for application, issuance, posting, inspection and enforcement for construction permits shall defer to the adopted County Building Codes. All references to Section 105 and operational permit requirements in the Fire Codes are hereby deleted and referred to the appropriate section of the Building Codes."
- 108.1 Board of Appeals. Add "The Board of Appeals shall be the Chaffee County Board of Review for all matters relating to the Fire Codes."
- 108.3 DELETE section.
- 109.2.3 DELETE section.
- 109.3 DELETE Section and add "Fire code violations may be remedied in accordance with Colorado statutes and the provisions adopted as part of the County Building Codes."

111 DELETE Section and Replace with "Stop work orders shall be in accordance with the provisions of the adopted Building Codes.

307 DELETE section 307, except for section 307.4-307.42. ADD "all open burning shall be in accordance with Chaffee County Ordinance number 2006-02, and section 307.4 of the Fire Code

502.1 Definitions. DELETE from "Fire Apparatus Access Road" the terms "public street" and "private street".

503.1 Add "Driveways to individual single-family residences (driveways) and other structures not subject to the Chaffee County Building Code, and any public right-of-way shall comply with the Chaffee County Road Standards (currently adopted as Chapter 4 of the Chaffee County Land Use Code)."

505 Delete Section. Replace with "Road and Address identification shall be in accordance with the Chaffee County Building Code".

508.3 Fire Flow. Add "NFPA 1142 shall be the approved method for calculating minimum water supply for fire suppression. Fire suppression supply calculations shall include the volume of water brought to a location by the fire district as water available for fire suppression. In the case of existing structures, the minimum water supplies shall be based on a determination of the increase in hazards relating from the remodel, addition, or change in use."

508.5.1 Add "Hydrants and mains shall not be required in areas where hydrants and mains are not currently in existence and are not required as part of any Chaffee County Land Use approval process."

903.2.1.2 Change section to read as follows:

"903.2.1.2 Group A-2. The fire area has an occupant load of 300 or more;"

903.2.7 Change section to correspond with Section 903.2.8 of the 2000 IBC, to read as follows:

903.2.7 Group R.

903.2.7.1 Group R-1. An automatic sprinkler system shall be provided throughout buildings with a Group R-1 fire area. Exceptions to this provision shall only be permitted if there are smoke and carbon monoxide detectors and alarms, compliant means of egress, and adequate fire separation between uses.

Exceptions:

1. Where guestrooms are not more than three stories above the lowest level of discharge and each guestroom has at least one door that leads directly to an exterior exit access that leads directly to approved exits.
2. A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portions thereof, of Group R-1.
3. Single family or duplex homes used as temporary vacation rentals or bed and breakfasts that have received approval from the local jurisdiction and pass a yearly fire inspection.

903.2.7.2. Group R-2. An automatic sprinkler system shall be provided throughout all buildings with a Group R-2 fire area where more than two stories in height, including basements, or where having more than 16 dwelling units and each guestroom has at least one door that leads directly to an exterior exit access that leads directly to approved exits.

Exception: A residential sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in buildings, or portion thereof, of Group R-2.

903.2.7.3 Group R-4 An automatic sprinkler system shall be provided throughout all buildings with a Group R-4 fire area with more than eight occupants.

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group R-4 facilities.

Chapter 45 Add NFPA 1142 as Guidelines and reference for fire protection water supply and NFPA 1144 as Guidelines and Reference for Wildfire Protection recommendations.

Appendix C Add to C101.1 Scope: "This appendix shall not apply to locations where hydrants and mains are not currently in existence and mains are not proposed for water supply as part of the proposed construction."

Appendix D Add to D101.1 Scope: "Fire Apparatus Access Roads do not include public streets, private streets or private residential driveways. See Amended Section 502.1."

Appendix D DELETE Section D 107.