

TITLE 8

Building Regulations

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CHAPTER 1

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8-1-1. Adoption of Grand County Building Code as primary code.

(A) Pursuant to Part 2 of Article 16 of Title 31, C.R.S., the Grand County Building Code, adopted by the Board of County Commissioners of the County of Grand, State of Colorado, by Resolution 2009-10-42, and Exhibits A through Q thereof, is hereby adopted by reference as a primary code, which code adopts by reference the International Building Code, 2009 edition, as amended; the International Residential Code, 2009 edition, as amended; the International Mechanical Code, 2009 edition, as amended; the International Plumbing Code, 2009 edition, as amended; the International Fuel Gas Code, 2009 edition, as amended; the International Energy Conservation Code, 2006 edition, as amended; the Uniform Building Code for the Abatement of Dangerous Buildings, 1997 edition, as amended; ICC/ANSI A117.1-2003 Accessible and Usable Buildings and Facilities; GA-600-09 Fire Resistance Design Manual, 19th Edition, as amended; and certain local amendments as set forth in the Grand County Building Code; as contained within Resolution 2009-10-42 and Exhibits A through Q thereof, of the County of Grand, State of Colorado. Unless otherwise noted, the adoption includes all supplements to the codes.

(B) The following exhibits and attachments to Resolution 2009-10-42 are adopted in full and amended as set forth in this Chapter:

- (1) Exhibit A – 2009 International Residential Code.
- (2) Exhibit B – Local Amendments to 2009 International Residential Code.
- (3) Exhibit C – 2009 International Building Codes.
- (4) Exhibit D – Local Amendments to 2009 International Building Code.
- (5) Exhibit E – 2009 International Mechanical Code.
- (6) Exhibit F – Local Amendments to 2009 International Mechanical Code.
- (7) Exhibit G – 2009 International Plumbing Code.
- (8) Exhibit H – Local Amendments to 2009 International Plumbing Code.
- (9) Exhibit I – 2009 International Fuel Gas Code.

- (10) Exhibit J – Local Amendment to 2009 International Fuel Gas Code.
- (11) Exhibit K – 2006 International Energy Conservation Code.
- (12) Exhibit L – 1997 Uniform Code for the Abatement of Dangerous Buildings.
- (13) Exhibit M – Local Amendments Regarding Contractor Licensing.
- (14) Exhibit N – ICC/ANSI A117.1-2003 Accessible and Usable Buildings and Facilities.
- (15) Exhibit O – GA-600-09 Fire Resistance Design Manual, 19th Edition.
- (16) Exhibit P – *Middle Park Times* Proof of Publication.
- (17) Exhibit Q – Grand County Planning and Zoning Commission Resolution No. 2009-8-2. (Ord. 2011-12-1-383)

8-1-2. Purposes of Grand County Building Code.

(A) The purpose of the Grand County Building Code and codes adopted therein as set forth in Section 8-1-1, other than the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, as amended, is to provide minimum standards, to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures, plumbing systems and mechanical systems within the Town and certain equipment specifically regulated in the Building Code. (Ord. 2011-12-1-383 §1)

(B) A further purpose of the Grand County Building Code adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, is to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the Grand County Building Code or otherwise available by law, whereby buildings or structures which may, 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. (Ord. 2011-12-1-383 §1)

8-1-3. Modifications to Grand County Building Code.

The Grand County Building Code adopted by the Board of County Commissioners in Resolution 2009-10-42, with all incorporated amendments and deletions, is subject to the following modifications:

(A) Throughout all exhibits containing amendments and deletions, references to "the unincorporated areas of Grand County, Colorado" are deleted and replaced with "the Town of Hot Sulphur Springs, Colorado."

(B) Throughout all exhibits containing amendments and deletions, references to "Grand County" are deleted and replaced with "the Town of Hot Sulphur Springs, Colorado."

(C) Throughout the primary and secondary codes and all exhibits adopted hereby, references to the building official shall mean the Grand County Building Official who shall serve as the building official for the Town pursuant to an agreement between the Town and Grand County.

(D) All violation and penalty provisions set forth in the primary and secondary codes and in all exhibits to Grand Resolution No. 2009-10-2 are hereby deleted. (Ord. 2011-12-1-383 §1)

8-1-4. Penalties for violations of primary and secondary codes adopted hereby.

(A) It shall be unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in Town, or to cause or permit the same to be done, in violation of any of the primary or secondary codes as adopted by this Title. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the primary and secondary codes adopted by this Title, if installed after the effective date hereof, shall constitute a continuing violation. Any person violating any of the provisions of any of the primary or secondary codes, as adopted hereby, shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of any of the primary or secondary codes occurs and/or continues, and, upon conviction of any such violation, the violator shall be subject to a fine of not more than the maximum fine amount authorized in Subsection 1-4-1(B) of this Code for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action of injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful erection, construction, reconstruction, alteration, remodeling or use.

(B) It shall be unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the primary or secondary codes as adopted hereby. No permit shall issue unless the plans for the proposed erection, construction, reconstruction, alteration or use fully conform to all zoning ordinances and other application regulations of the Town. (Ord. 2011-12-1-383 §1; Ord. 2013-6-1-390 §8)

8-1-5. Water and sewer connection fees required.

Any provisions to the contrary notwithstanding, no building permit shall be issued pursuant to the primary and secondary codes adopted herein unless and until all water and sewer plant connection fees and other water/sewer charges shall first have been paid to the Town. (Ord. 2011-12-1-383 §1)

8-1-6. Local contractor licensing and fees.

(A) The licensing of contractors within the Town shall be in accordance with the Grand County Building Code adopted herein by reference, and no contractor shall hire, employ, contract with or engage another person to perform any construction work unless the person so hired, employed, contracted with or engaged to perform construction work shall be licensed or registered as provided in this Section and in the Grand County Building Code adopted herein by reference.

(B) Fees for contractor licensing shall be payable to the County in accordance with the Grand County Building Code adopted herein by reference. (Ord. 2011-12-1-383 §1)

8-1-7. Local building permit.

(A) Purpose. The purpose of this Section is to establish a local building permit process for the erection, construction, enlargement, alteration, repair, improvement, demolition or occupancy of any building or structure within the Town.

(B) Definitions. For purposes of this Section, certain terms, phrases and words shall be construed according to the definitions contained in the Grand County Building Code, as adopted by reference by the Town pursuant to Section 8-1-1. Specifically, as used herein, *Town* shall mean and include a designated Town official, such as the Public Works Director or any other person designated by the Board of Trustees to administer the provisions of this Section. Where terms, phrases and words are not defined, they shall have their ordinary accepted meanings within the context with which they are used.

(C) Permit required: No building or structure shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the Town. This local permit shall be in addition to, and not a substitute for, a building permit issued through the County. Approval of a permit through the County shall be a precondition of approval of a permit issued pursuant to this Section. The requirements of this Section shall apply to all buildings and structures, including but not limited to the following:

- (1) Accessory buildings of any size used as tool and storage sheds, playhouses and similar uses;
- (2) Fences;
- (3) Retaining walls;
- (4) Roofs; and
- (5) Buildings or structures used for the sole purpose of housing agricultural implements, farm products, livestock or poultry.

(D) Building permit application. The Town shall provide application forms for a local building permit application. At a minimum, a building permit application shall include the following information and plans:

- (1) Name and address of applicant;
- (2) Description of property, by legal description or street address, upon which work is performed;
- (3) Description of work to be covered by the permit;
- (4) Use or occupancy for which the proposed work is intended;
- (5) Location of work on the property in relation to setbacks from the property lines and other structures or buildings on the property;

(6) Signature of the applicant; and

(7) Plans, specifications, engineering calculations, diagrams and other data necessary to evaluate the work for which the application was made.

(E) Plans and specifications. Plans and specifications shall be drawn to scale and shall provide sufficient detail and clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Code, including but not limited to applicable building, zoning and setback requirements. Where the plans and specifications identified in Paragraph (D)(7) above are not prepared by an architect or engineer, the Town may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Town may waive the submission of plans, calculations and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this Section.

(F) Permit issuance. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the Town. Such plans may be reviewed by Town staff or Town consultants to verify compliance with any applicable laws and regulations. The Town shall have thirty (30) days from the date of acceptance of a completed application in which to review a permit application. If the Town finds that the work described in the application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this Code and other pertinent laws and ordinances and that the fees specified in Subsection 8-1-7(H) have been paid, the Town shall issue a permit therefor to the applicant. If the Town determines that the work does not conform to the requirements of this Code or other pertinent laws and ordinances, the permit shall be denied, provided that the Town provides justification for the denial, in writing, to the applicant.

(G) Suspension or revocation. The Town may suspend or revoke a permit issued under the provisions of this Section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this Code or any pertinent law or regulation. The notice of suspension or revocation shall be in writing and sent to the applicant, via certified mail, return receipt, to the address set forth in the application.

(H) Permit fees.

(1) County permit fees. The fees for building permits issued by the County shall be as set forth in the County's approved schedule of fees.

(2) Town permit fees. The Board of Trustees shall establish, by resolution, application and site inspection fees to cover the administrative costs associated with review of a building permit application and associated plans, as well as any site inspections of the work for which the permit is sought. Such fees shall be paid at the time of submittal of the application. No local building permit shall be issued until all permit fees have been paid by the applicant. Failure to timely pay the permit fees shall constitute a violation this Code.

(I) Appeals. Any applicant aggrieved by a decision or determination rendered by a designated Town official may appeal said decision or determination to the Board of Trustees. (Ord. 2011-12-1-383 §1)

