



TELLER COUNTY BUILDING CODE

As adopted by the Board of County Commissioners

EFFECTIVE 07/01/2023

AMENDMENTS **TO THE TELLER COUNTY BUILDING CODE**

<i>Resolution No#</i>	<i>Code Section Amended</i>
06-22-2023 (21)	Resolution to Adopt the Teller County Building Code
11-09-2023 ()	Article II - Section 101. Amend Definition of Building Contractor and Examinee. - Section 101. Add Definitions of for Principal, Licensee and License Holder. - Section 105.g. Delete the Mechanical Contractor C License. - Section 105.g. Amend to include gas piping installation in the Mechanical Contractor B License - Section 105.m. Amend to increase the fee for Alternative Energy Contractors - Section

TELLER COUNTY BUILDING CODE
ARTICLE I - BOARD OF REVIEW

A. General

In order to carry out and accomplish the provisions and objectives of this code, there is hereby created a board to be known as the Teller County Board of Review, composed and constituted as hereafter provided, and consistent with the provisions of C.R.S. 30-28-206 and 207. The Board of Review shall have the authority to consider contractor license applications, enforce licensing standards of Article II of the Teller County Building Code, and, subject to the approval of the Board of County Commissioners, to make and adopt such rules, regulations and standards as may be necessary to accomplish the purposes and objectives of the code including:

- Regulations and standards may include requirements or standards, based upon occupancy, and types of construction.
- Engineering regulations.
- Regulations or standards relating to quality and design of materials.
- Construction regulations relating to excavation, foundations, retaining walls, roofs, stairs and chimneys.
- Fire resistive standards or fire protective standards.
- Property and public streets.
- Regulations relating to plastering, lathing, and prefabricated construction.
- The adoption of the International Code Council or like codes, with such additions or deletions deemed necessary.

Such rules and regulations upon approval and adoption by the Board of County Commissioners shall be reduced to writing and kept available for public inspection in the offices of the building official and the County Commissioners.

B. Appeals

C.

1. Initial Appeal

The Board of Review shall review all initial appeals and has the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code. The filing fee for an appeal to the Board of Review shall be \$75.00.

Any person, firm or corporation, or public officer, department, or board, aggrieved by any decision or order of a Building Official may appeal that decision to the Board of Review. Each appeal must be made by filing a written notice of appeal within ten (10) days from the date of the decision or order of the Building Official and by paying the filing fee. The notice of appeal shall be lodged with the Secretary of the Board of Review and shall contain appropriate reference to the decision or order and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with the decision or order unless the Building Official certifies that a stay would cause imminent hazard to life or property. All appeals shall be decided by the Board of Review within 62 days of perfection. Minutes shall be maintained of all meetings and shall be retained as a public record.

2. Subsequent Appeal

The Board of County Commissioners shall hear all appeals from the decision of the Board of Review. The Board of County Commissioners shall review the decision of the Board of Review de novo, based on the record, and to make its own decision as to all matters, including, but not limited to, the facts, law, decision and sanctions, and shall have the power to make special exceptions to the building code or to interpret disputed language in the building code, so long as it is in harmony with the general purpose and intent of the code.

Any person, firm or corporation, public officer, building inspector, department or board aggrieved by any decision of the Board of Review as listed in the preceding subsection may appeal that decision to the Board of County Commissioners. Each appeal must be perfected by filing a written notice of appeal within ten (10) days from the date of the decision of the Board of Review and by paying the filing fee. The notice of appeal shall be lodged with the County Clerk, shall contain appropriate reference to the decision of the Board of Review and shall specify the grounds of appeal. An appeal shall stay all proceedings in connection with the decision unless the Building Inspector certifies that a stay would cause imminent hazard to life or property. The appeal shall be decided by the Board of County Commissioners within thirty (30) days.

3. District Court

After exhaustion of the final appeal to the Board of County Commissioners, the aggrieved party, but not any Officer, employee or department of Teller County, may seek a review of the decision before the District Court of Teller County under the provisions of Rule 106 of the Colorado Rules of Civil Procedure.

4. Fees for appeal

The fee for filing an appeal of the Board of Review decision to the Board of County Commissioners shall be \$55.00 for each appeal, plus the actual costs to produce and obtain a transcript for the hearing for the decision that is being appealed. The building official shall estimate the cost of the transcripts and any overpayment shall be refunded to the appellant, and any underpayment shall be paid by the appellant. The total cost of producing the transcripts paid by the appellant shall be refunded to the appellant if the decision being appealed is overturned by the Board of County Commissioners.

D. Membership

1. Members

The Board shall be appointed by the Board of County Commissioners of the County of Teller and shall be composed of three (3) or five (5) regular members and up to four (4) alternate members. The term of service shall be for three (3) years, and terms shall be staggered so that the term of at least one member will expire each year. The Board will be comprised of members who are experienced in the building construction industry, such as architects, engineers, contractors and tradesmen. They shall be residents of Teller County, Colorado. Membership on the Board of Review must also meet the requirements of any Intergovernmental Agreements approved by the Board of County Commissioners. Any member may be removed for cause by the Board of County Commissioners upon written charges and after a public hearing.

2. Meetings

The Board shall meet regularly to consider applications for contractor licenses, building code variances, appeals, and such other matters as are presented before the Board. The Board shall elect a chairman and a vice chairman annually as its first official act. Any member of the Board who has a personal or private interest in any matter proposed or pending before the Board shall disclose such interest and shall not vote thereon and shall refrain from attempting to influence the decisions of the other members of the Board in voting on the matter.

E. Liability

Any member of the Board acting in good faith and within the scope of their official duties as provided herein, shall not thereby render themselves liable personally and they 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 reason of any act or omission related to the discharge of their duties. Any suit brought against a member or members of the Board of Review because of such act or omission performed by them in the discharge of their duties shall be defended by the Board of County Commissioners until final termination of the proceedings.

F. Contracts with Other Governmental Entities

Teller County may contract with any municipality within Teller County, whereby the County will provide inspection services for the municipality pursuant to the municipality's codes. In the event there is such a contract in effect, the Board of Review, upon appropriate written agreement between the County and the municipality, may serve as initial appellate body of the decision of the municipality's building inspector or official under the same terms and conditions as provided in Article I, Section B.1. of this Building Code. Any appeal from the decision of the Board of Review involving a municipal building code shall not be heard by the Board of County Commissioners but shall be heard by the governing body of the municipality.

TELLER COUNTY BUILDING CODE
ARTICLE II - LICENSES AND REGISTRATION

**SECTION 100
SEVERABILITY**

Should any section, subsection, or provision of this Building Code be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of this Building Code as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 101
DEFINITIONS**

Building Contractor: any person or entity including, but not limited to, an individual, company, firm, partnership, corporation, association, other organization, or any combination thereof, who builds, constructs, alters, adds to, repairs, moves, or demolishes any building or structure, on any property as an occupation, vocation, recreation, entertainment, or hobby, having a qualified examinee (licensee or registrant) as an employee or principal. The Examinee shall be an authorized agent for the contractor. A contractor may employ additional examinee license holders listed as authorized associates to qualify as secondary examinees, to perform as superintendents, or project managers, but only one shall be designated as the Primary Examinee for the main contact between the contractor and the Building Department. All licenses or registrations required under this Code shall be issued in the name of the contractor.

Homeowner Builder

The (or if more than one then all of the) owner(s) of record of the property on which a dwelling is, or is to be, constructed. Each and all of them shall sign the application for the building permit, and each and all of them shall be the Homeowner Builder. An owner(s) using a licensed Teller County General Contractor to secure the building permit is not a Homeowner Builder.

Exceptions:

1. A Homeowner Builder(s) may secure a building permit to construct only one new dwelling, as defined herein, in any twenty-four (24) month period. Only two (2) new dwelling building permits may be issued to any Homeowner Builder(s) in any ten (10) year period. The second dwelling building permit may only be applied for after the date that is twenty-four (24) months after the Certificate of Occupancy date on the prior dwelling, where the prior dwelling has been owned and occupied by the Homeowner Builder(s) as his/her/their primary residence for at least twelve (12) months, as shown by the sworn affidavit of the Homeowner Builder(s) and such other information and/or documentation as is presented to or known by the Building Department. If such information and documentation does not evidence such required primary residency, the second dwelling building permit may only be applied for after the date that is sixty (60) months after the Certificate of Occupancy date on the prior dwelling. Any subsequent permits for or that include any Homeowner Builder shall establish that the Homeowner Builder is a contractor and shall require compliance with licensing requirements.

Owners or agents may not perform any work requiring permits in accordance with this Code on a building other than their residence unless they are licensed or registered in accordance with

this chapter.

Nothing in this Article II shall be construed to require any individual to hold a license to perform repair or maintenance work on his or her own property, nor shall it prevent a person from employing an individual on either a full-time or part-time basis to perform repair or maintenance work on his or her own property who is not licensed under the provisions of this Article II.

Dwelling

A building unit, constructed onsite or in a factory, designed or used as a residence, with one kitchen (excluding wet bar), living, sanitary, and sleeping facilities. The preceding also includes buildings or structures accessory thereto, intended for the homeowner's own personal use and occupancy.

Examinee: an individual who has passed a test required by the Building Official evidencing the examinee's satisfactory knowledge of the applicable code or codes, and who has been found qualified by the Board of Review as to training and experience to perform the type of work allowed by the type of license for which the applicant has applied. An Examinee may be the examinee for only one contractor at any given time and shall be employed by that contractor. Where no testing is required, the examinee shall be the individual designated by the contractor (Licensee) as the contact for the Building Department on all matters concerning the license and any permits issued to the company and for plan submittal, permit application, code compliance, inspection requests, license, or registration renewal (as applicable), compliance with insurance requirements, and other obligations imposed by this Code.

Licensee: examinee or an individual, who is licensed by the Building Department, or licensed by the State of Colorado, as noted in the "Registrant" definition.

License Holder: An examinee who has passed the ICC exam for the specific discipline and can be authorized by the licensee to be an authorized associate, as a secondary qualifying examinee.

Principal: Any officer or director of a corporation, any general partner in a general or limited partnership, any member in a limited liability company, any venture partner in a joint venture, or any person with ownership interest and/or decision-making authority for a company or other organization shall be deemed to be a principal.

Registrant

A registrant is a master plumber, master electrician, Manufactured, Factory Built, and mobile Home Installer, or other contractor licensed by the State of Colorado and registered with the Teller County Building Department pursuant to Section 105 hereof.

Residential Construction Consulting

All persons or entities that engage in the business of residential construction as defined in Section 101 under Building Contractor are prohibited from engaging in this conduct or work unless the person 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 licensed design professionals.

SECTION 102 REQUIREMENTS

102.a. Licenses and Registrations Required

Licenses and Registrations shall be required as hereinafter specified in this section and it shall be a violation of this code for any Building Contractor to perform any work covered by the Building Codes, the Roadway Design and Construction Standards, or the Sewage Disposal Regulations, without a license or registration except as allowed by this code. 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 his/her annual fee, does not have current insurance certificates on file with the Building Department, or whose license or registration has been suspended or revoked by action of the Board of Review or Board of Health.

102.b. Applications

Applications for licenses and registrations shall be on such forms as are supplied by the Teller County Building Department and shall furnish such information as the Board of Review may prescribe and shall be accompanied by a fee of one hundred dollars (\$100.00) for each application/examination Applicants must be at least eighteen (18) years of age.

102.c. Examination

All applicants for Building Contractor A, Building Contractor B, Building Contractor B-1, Building Contractor C, Building Contractor C-1, and heating contractor shall provide a certificate showing the applicant has passed the ICC examination.

Excavator - Road, and Septic Installer Contractor examinees shall be required to pass examinations provided by Teller County.

The passing score shall be no less than 90%. If the applicant does not receive a passing score, he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following thirty (30) days from the date of the first test. If the applicant fails the test a second time, he/she may, upon payment of an additional twenty-five dollars (\$25.00), take the examination again following six (6) months from the date of the second test.

102.d. Examinee

If the applicant is a firm, co-partnership, corporation, association, or other organization, then it shall designate one of its members as the examinee, who shall take and pass the examination. If the designated examinee terminates his/her affiliation with the applicant/contractor, then another examinee shall be designated, and shall take and pass the appropriate examination within 30 days of the termination of the affiliation with the original examinee, and shall provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, and shall provide evidence of their work experience and evidence of their most recent work performed. The matter shall be scheduled for consideration by the Board of Review in the same manner as the Board of Review's consideration of the qualification of an original examinee, including without limitation the examinee's qualification as to training and experience to do the type of work allowed by the type of license held by the licensee, and also consideration of any restrictions on the examinee or licensee. If the examinee's qualification is determined by the Board of Review to be for a lower class, the Board of Review shall also consider the reduction of the licensee's license class, and the effect on any open building permits issued to the Contractor requiring a higher license class.

102.e. Insurance Requirements

Before a license can be issued, renewed, or reactivated, the contractor shall provide to the Building Department a current certificate of Liability, Property Damage and Workers' Compensation insurance. The certificate shall state the name of the company, the effective date of such policies and the expiration date of such policies. Exception - State Agencies.

The following insurance coverage, at the minimum, shall be required in the name of the licensee:

License Category	Bodily Injury	Property Damage
Class A Class B	\$500,000/\$1,000,000	\$100,000
Class C Class D Electrical Plumbing Mechanical	\$300,000/ \$600,000	\$100,000

A certificate of current Worker's Compensation Insurance or private insurance acceptable to the State shall be required. If no Worker's Compensation Insurance is required by State law or regulation, then either a Rejection of Workers' Compensation form with DORA or a Workers' Compensation Statement for sole proprietor is required.

Each certificate of insurance shall identify any exclusions to the issued policy in the Description of Operations section of the certificate. It will be the responsibility of the contractor and examinee to ensure that the current insurance certificates are provided to the Building Department in a timely manner. The cancellation or reduction of insurance required by this code shall result in the inability to obtain permits or schedule inspections until the required coverage is reinstated.

102.f. Letters of Reference

Upon application for Class A, B, or C licensing, the examinee shall provide at least one signed letter of reference regarding the examinee's experience from an architect or engineer dated within 36 months of the date of application, as well as a history of relevant projects.

102.g. State Licenses

Whenever the laws of the State of Colorado require that a particular trade be licensed, then such license shall be a prerequisite for applicants for registration with the Building Department.

SECTION 103 ISSUANCE OF LICENSE

103.a. General

1. The Board of Review shall consider all applications for Class A, B, and C licenses. The list of all pending license applicants shall be posted with the meeting agenda at least one (1) week prior to their consideration of the license on the Teller County website. The applicant shall appear before the Board of Review for license consideration and application review and any public commentary.
2. The Board of Review may approve, approve with conditions, or deny an application based on the materials submitted, the experience and qualifications of the applicant, and information presented at the hearing.
3. If, the Board of Review approves the application or approves the application with conditions, the Building Official shall issue the applicant a license, upon payment of the annual fee prescribed in this code.

103.b. Temporary Permits

The building official may, at his/her discretion, issue temporary permits to contractors licensed in other cities, or counties in Colorado whose applications have been filed pending action of the Board of Review providing the full first year's license fee and insurance certificates have been deposited with the Building Department. Such temporary permits may be revoked if the application for a license is denied by the Board or at the discretion of the Building Official.

103.c. Responsibility of Contractor and Examinee

The contractor and the contractor's examinee shall be responsible for all work included in his/her contract whether or not such work is done by him directly or by one of his/her subcontractors. On any work requiring a licensed contractor, permits shall be issued only to the contractor.

103.d. Continuation of Business, Re-examination

The respective licensee's right to hold its license shall be dependent upon the continued retention of an approved examinee. Whenever the examinee terminates his/her affiliation with the licensee or otherwise becomes inactive, the licensee shall immediately notify the building official department by email or written notification. There shall be a thirty (30) day grace period in order to acquire a proper examinee to take and pass the appropriate examination, provide adequate letters of reference pursuant to Article II, Section 102.h of the Teller County Building Code, provide evidence of their work experience and evidence of their most recent work performed, and appear before and obtain approval of the Board of Review. The license shall terminate automatically if within thirty (30) days the holder fails to do so.

103.e. Special Limited Licenses

The Board of Review shall have the authority to grant to any applicant a special limited license, for the purpose of evaluating the relevant, current, and/or satisfactory experience of any

applicant who does not meet the experience requirements of section 104, but who has otherwise fulfilled all the code requirements prerequisite to the granting of any contractor's license. The special license shall be for the specific contractor's license applied for by the applicant, and it shall terminate after the completion of work done on one permit. The building official shall, after reviewing the completed work, report his/her comments concerning the applicant's experience qualifications for the license to the Board of Review. The Board shall then reconsider the original application for the contractor's license requested by the applicant.

103.f. Requirements

Requirements of Section 102 must be satisfied to the Building Department, prior to scheduling a hearing before the Board of Review, or the issuance of the license, where no Board of Review hearing is required. The Building Department must be promptly notified, in writing, of any changes to the information contained in the original application.

**SECTION 104
EXPERIENCE**

104.a. Experience

Experience requirements may be met by satisfactory evidence of (1) the applicant presently holding and actively working under a license issued by another jurisdiction, which is at least equivalent to or better than the one for which he is applying (2) evidence of recent work performed demonstrating the examinee's skills and abilities including details of the scope and range of the individual project(s), and (3) satisfactory performance in another job or occupation which is substantially the same as, or similar to, the requirements for the license sought.

**SECTION 105
LICENSES AND REGISTRATIONS**

There are hereby established the following categories of licenses and registrations. The building official shall review applications and conduct examinations for the heating classes of contractor licenses when accompanied by the annual fee as prescribed for each class and issue licenses where all requirements have been met or make appropriate recommendations to the Board of Review.

105.a. Building Contractor, A (General)

This license shall entitle the holder to contract for the construction, alteration or repairing of any type or size of structure permitted by the International Codes. The annual fee shall be two hundred dollars (\$200.00). Testing is required. The license must be approved by the Board of Review.

105.b. Building Contractor B (General-Limited)

This license shall entitle the holder to contract for the construction, alteration, or repairing of any type and occupancy classifications allowed by this code with the exception of any building that requires type I and type II fire resistive construction, and also E, H, and I-1, I-2, and I-3 occupancies as specified in the International Codes. The annual fee shall be one hundred seventy-five dollars (\$175.00). Testing is required. The license must be approved by the Board of Review.

105.c. Building Contractor B-1 (Remodel)

This license entitles the holder to contract for remodeling in all occupancies, with the exception of (a) any building that requires type I and type II fire resistive construction, (b) E, H, and I-1, I-2, and I-3 structures & occupancies, more than one story in height and/or more than 7500 square feet in area, or (c) construction of R-1 occupancies of more than two stories in height and/or more than 21,000 square feet in total area. The annual fee shall be one hundred fifty dollars (\$150.00). Testing is required. The license must be approved by the Board of Review.

105.d. Building Contractor C (Home Builder)

This license shall entitle the holder to contract for construction, alteration and repair of R-3 and U occupancies of three stories and less. The annual fee shall be one hundred twenty-five dollars (\$125.00). Testing is required. The license must be approved by the Board of Review.

105.e. Building Contractor C-1 (Maintenance, Remodeling, and Minor Additions)

This license entitles the holder to contract for and obtain permits and inspections for additions up to a total of 750 square feet (including basements) and a maximum of 2 stories in height (excluding basements), and minor repair and remodeling, of R-3 occupancies, and for the construction and repair of private, U occupancies (such as garages, car ports, sheds, barns, etc.) not exceeding 5500 sq. ft. This license shall also allow the holder to contract for and obtain permits and inspections for construction and repair of roofs, fences, decks, windows, and patios. The annual fee shall be one hundred dollars (\$100.00). Testing is required. License must be approved by the Board of Review.

105.f. Building Contractor D (Specialty)

This license shall authorize the holder to contract for or obtain permits and inspections for one trade such as, but not limited to, those listed below. Such license may include only one trade and an additional license is required for an additional trade. Each Class "D" license shall require an examinee. The annual fee shall be fifty dollars (\$50.00) per license and testing is not required.

Licenses: Framing, Lath/Stucco/Plaster, Roofing, Concrete Masonry, Elevator, Demolition, Fire Systems: Sprinklers, Alarms, and Detectors,

Commercial licenses to include: Cell Tower Deployment, Lath/Stucco/Plaster, Masonry, Sign erection

1. One trade only

This license limits the licensee to contract for work only in the single trade and its related trades designated on the license.

2. Demolition

This license shall be issued to demolition contractors and shall entitle the holder thereof to deal also in second-hand building materials. No demolition shall be done, except by a licensed demolition contractor, except that a licensed general contractor may wreck minor buildings or remove portions of buildings where such wrecking is a portion of a program of alteration or remodeling. This contractor shall show proof of inclusion of the X, C, and U provisions of his/her liability insurance policy prior to the issuance of each permit.

3. Cell Tower Deployment

This license shall entitle the holder to contract for and obtain permits and inspections for the deployment of communication equipment additions, replacements and upgrades on existing communication towers. Annual fee fifty dollars (\$50.00). Testing not required.

4. Excavator/Full Excavation

This License entitles the holder to excavate on private property, including foundations.

In addition to excavation on private property, this license entitles the holder to obtain permits for work in Teller County Road rights-of-way as described in the Teller County Roadway Design and Construction Standards. A surety bond in the amount of the cost of the public improvements, but not less than \$5,000 payable to Teller County shall be required in the name of the licensee. Where the cost of the public improvements exceeds \$5,000 the Road and Bridge Department may require an increased bond prior to commencement of work. The bond shall be in effect and assure recovery by the County of any expense incurred within a 12-month period, following expiration of any permit, due to a failure of the contractor to comply with the County standards or to other wise cause expense to the County as a result of work performed.

The increased bond may be waived in the following cases:

1. The proposed work is included in the scope of a current development improvement agreement approved by the Board of County Commissioners for which security has been posted and accepted.
2. The proposed work is to be performed for a Local Improvement District, Metropolitan District, etc., where an Intergovernmental Agreement with Teller County has been executed.
3. The Proposed work is to be performed for Teller County and the contractor has provided the County with a Performance/Payment Bond.
4. Municipalities, quasi-governmental agencies, special districts, mutual companies, electric, gas and communication utilities, may provide a Letter of Responsibility. The Letter of Responsibility shall be on forms provided by the Building Department. The annual fee shall be fifty dollars (\$50.00). County Testing is required.

5. Excavator / Limited

This license entitles the holder to excavate on private property, for projects such as foundations, not in the County Road right-of- way. The annual fee shall be fifty dollars (\$50.00). Testing is not required.

**5. Registered Installer MI
(Manufactured, Factory Built, and Mobile Home Installer)**

This license entitles the holder to contract for the installation of manufactured, factory built, and mobile homes on engineered foundations including basements. The annual fee shall be fifty dollars (\$50.00) Testing is required. This contractor is responsible for installing or setting the unit on the foundation as installation is defined in C.R.S. 24-32-3315, the contractor must also be the holder of a Colorado factory-built installer registration.

OWTS Installation Contractor (On-Site Wastewater Treatment Systems)

In addition to excavation on private property, this license entitles the holder to obtain permits for the installation of individual sewage disposal systems, in accordance with the Teller County On-Site Wastewater Treatment System Regulations. Standards and procedures for issuance, performance and revocation or suspension of the OWTS contractor license are described in and controlled by the Teller County OWTS Regulations. The annual fee shall be fifty dollars (\$50.00). State testing is required.

Property owners installing an individual septic system on their property for personal use will be required to pass the State test provided by Teller County. An owner may install no more than one OWTS in any calendar year and no more than two OWTS's in a lifetime, additional installations shall require licensing as a contractor. The fee shall be fifty dollars (\$50.00).

105.g. Mechanical Contractor

[Amend this section to read:]

Mechanical Contractor A

This license shall authorize the holder to contract for and obtain permits and inspections for commercial and residential installations, alterations, replacements, and repairs of: gas piping, air-conditioning systems, ventilation and exhaust systems, heating systems, boilers and boiler heating systems, ducting, gas and solid fuel fireplaces, and or other mechanical appliances, equipment, and systems, ventilation systems for hazardous gasses, flammable and combustible liquids, or vapors, Type I and Type II exhaust hoods, and refrigeration systems.

The annual fee shall be seventy-five dollars (\$75.00). Testing is required.

[Amend this section to read:]

Mechanical Contractor B

This license shall authorize the holder to contract for and obtain permits and inspections for the residential installation, alterations, replacements, and repairs of: heating and air-conditioning systems, new or altered ductwork or systems, boiler heating systems, ventilation and exhaust systems, gas or solid fuel fireplaces, or other residential appliances and repairs/installation of gas piping systems. The annual fee shall be fifty dollars (\$50.00). Testing is required.

105.j. Registrations

In addition to the requirements of Section 102, it shall be the duty of any registration applicant to furnish the Teller County Building Department with a copy of his/her current state issued electrical, well pump installation or plumbing license, and send updates as the license expires, and to provide any other information which may be necessary for the Teller County Building Department to verify the authenticity and current good standing of the same. No permits for electrical wiring, well pump installation or plumbing work may be issued to any applicant until such state license is properly verified and registered.

105.k. Electrical Contractor

There shall be no annual fee for registering for the State Master's License.

105.l. Plumbing Contractor

There shall be no annual fee for registering for the State Master's License.

105.m. Alternative Energy Installation Contractor AE / DC side

This license shall entitle the holder to contract for, obtain permits, and request inspections for installation and repair of alternative energy systems including the D/C (Direct Current) side of photovoltaic systems. The annual fee shall be \$75.00. Testing is not required.

The following contractors shall follow the industry standards for their applicable field, respective codes and/or design prepared by a State of Colorado licensed design professional: Photovoltaic Solar Electric, Wind/Water Generated Electric, Solar Hot Water, Solar Heat (Active Space Heating), or Geothermal Energy, and other alternative means of electric generation, heating, and cooling. The annual fee shall be \$75.00. Local testing is not required but state licensure may be required (electrical on the A/C side and plumbing work).

SECTION 106

EXPIRATION OF LICENSES AND REGISTRATIONS

All licenses and registrations shall expire on the last day of the twelfth calendar month following the date of issuance, unless otherwise provided. No building permits may be obtained, nor may any work already under permit be continued, until the license or registration has been reissued.

All applicants for a re-issued license shall meet all current requirements for that particular license, except that any examination requirements shall be waived if the application for re-issuance occurs before the expiration date of the valid license, or within ninety (90) days from the expiration date. Annual license and registration fees shall not be prorated for any portion of a year. Licenses renewed after the ninety (90) day grace period, up to one year, will necessitate a re-activation fee of seventy-five (\$75.00) dollars. A license renewed after one year will require re-application, re-examination, payment of new license fees and review by the Board of Review ~~if and~~ as required in Section 105 hereof.

106.a Administratively Closed permits

All administratively closed permits effective after January 1, 2024, must be resolved and completed before the contractor's license can be renewed or re-instated. A fee of \$50.00 will be required prior to reactivation of license.

SECTION 107

LICENSE REVOCATION, REDUCTION OR SUSPENSION

107.a. General

The building official, upon the verified complaint in writing of any person, may at his/her own discretion, require a contractor to appear before the Board of Review for hearing of the complaint of said person or the official. The contractor shall be given a written notice of said hearing at least fifteen (15) days prior to the hearing, which shall be posted by certified mail to said contractor's last known post office address.

At the hearing before the Board of Review the contractor, and its examinee, in the event that the contractor and the examinee are different persons or entities, shall have the right to present his/her or its case by oral and documentary evidence; to submit rebuttal evidence; to conduct such cross-examination as may be required for a full and true disclosure of the facts. The contractor, and its examinee, shall be entitled at said hearing to have the benefit of legal counsel of his/her or its own choosing and at his/her or its own expense.

107.b. Action

The Board of Review, after review of the evidence presented, shall have the power to take and impose one or more of the following actions:

- I. Take no action.
- II. Instruct the contractor with the owner's consent, to correct code violations and report back to the Board of Review before any action is taken or decision is made.
- III. Have the building department monitor the contractor's work for a stated period and appear before the Board of Review with inspections and reports from the building department before any action is taken or decision is made.
- IV. Issue a letter of reprimand composed by the building department and placed in the contractor file for a period of two years.
- V. Reduce the contractor's license, suspend the contractor's license for up to twelve months, or revoke the contractor's license, and/or suspend or revoke the contractor's right to act as an examinee for any other licensed contractors, and/or suspend or revoke the right of the examinee to be an examinee for any other partnership, joint venture, corporation, or other entity, in each case if the evidence supports a finding that the contractor and/or its examinee committed one or more of the acts or omissions listed below.
- VI. Acts or Omissions
 1. Abandonment of a contract, where a court having competent jurisdiction has ruled that the contractor did abandon the contract.
 2. Departure from approved plans or specifications without authority from the owner, or the owner's authorized representative and the Building Department.
 3. Any violations of the Teller County Building Code including any building-related codes which are adopted by reference, except such violations that result only in trivial imperfections in or omissions from the structure or work to which the code applies.
 4. Failure to comply with any lawful order of the building official or of any other authorized representative of the building department pertaining to the administration of the building code and those codes adopted by reference.
 5. Misrepresentation by an applicant of material fact when applying for a contractor's license.
 6. Failure to obtain a proper permit for any work for which a permit is required by virtue of this code.
 7. Conviction by a court having competent jurisdiction of the contractor or the examinee of fraudulent use of funds or property received by virtue of contract.
 8. Failure to file current certificates of insurance and any other documents as required or requested by this Code, the Board or the building official.

9. Failure to answer any question, or provide any documentation or information requested, by the Board concerning the charges against the contractor.
10. Continuing work during an automatic suspension and/or failure to comply with any Insurance requirements under Section 102.g.

Reduction of a license will be the lowering of the current license class held by the examinee or contractor by the maximum of two (2) class levels. Suspension shall be the loss of the use of the license, or the ability to act as examinee for another license, for a period of one (1) to twelve (12) months. The number of class levels of a license reduction and length of suspension will be determined by the Board. Revocation of a license will be the loss of the license with the option of reinstatement being granted only by the Board. Suspension for more than one (1) month, reduction, or revocation shall be imposed only upon a finding of willful, substantial, reckless, or repeated (of either the same or different violation(s)) commission of one or more of the above-listed violations(s), or the commission of one or more of the above listed violations(s) which causes, or could cause, personal injury, substantial damage to property, or substantial economic harm.

107.c. Voluntary Inactivation of License

Upon formal notification from the examinee to place their license on inactive status, the license will be placed on inactive status for up to a maximum of three years. If the inactivation is more than three years, Section 106 will apply to any requested reactivation. Annual dues will still be required on all requested inactive licenses; however, Insurance Requirements under Section 102.g will not need to be in effect during inactivation. To re-activate the license during the three-year period, a written request, signed and dated by the examinee providing an effective date of re-activation, payment of all annual dues for the reactivation period, is required along with compliance of all Insurance Requirements under Section 102.g will be required.

The Board of Review may voluntarily suspend licenses upon the written consent and approval of the licensee.

**SECTION 108
LICENSE REINSTATEMENT**

The Board may reinstate a license to any contractor whose license has been revoked, reduced, or early reinstatement of a suspended license, provided a majority of the Board votes in favor of such reinstatement for such reason, as the Board may deem sufficient.

TELLER COUNTY BUILDING CODE
ARTICLE III – INTERNATIONAL RESIDENTIAL CODE

There is hereby adopted by reference as if set out at length the “International Residential Code”, 2021 edition, including Appendices Chapters: AA, AB, AC, AG, AH, AJ, and AN as published by the International Code Council Inc., 4051 West Flossmoor Rd., Country Club Hills, Illinois, 60478- 5795. The following amendments are made to the International Residential Code:

CHAPTER 1
ADMINISTRATION

SECTION R101
TITLE, SCOPE AND PURPOSE

R101.1 Title.

Amend to read:

These regulations, in addition to other references herein, shall be known as: The Building Code for one- and two-family dwellings and townhouses not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures in unincorporated Teller County, and shall be cited as such and referred to herein as “This Code.”

SECTION R102
APPLICABILITY

[Add new language added to the end of this section]

R102.4.1 Conflicts.

The provisions of the 2023 National Electrical Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto and reference the 2023 National Electrical Code (NEC) as adopted in Article IX of this code. The more restrictive code shall govern.

SECTION R105
PERMITS

R105.2 Work exempt from permit.

[Amend numbered subparagraph Exception 1 to read:]

1. Where properties currently have a primary residence, a one-story detached unheated **accessory** building used as: tool and storage sheds, playhouses, greenhouses, provided the outside dimension area does not exceed 200 square feet (18.5m²), and overhang projections shall not exceed 24 inches beyond the exterior wall. Such structures shall not be used for habitable or sleeping rooms or contain upper storage areas greater than four (4) feet in height, and used for light storage only.

Although no permit for such buildings is required, all construction is required to follow all current building codes in place. Permits and inspections will be required for any applicable electrical, mechanical, or plumbing installations.

[Add new subsection numbered subparagraphs 11,12 and 13 to read:]

11. Membrane structures that meet all of the following: (a) are used only for storage or shelter for parking a vehicle under it, and (b) are used only accessory to residential or agricultural uses, and not attached to the primary structure, and (c) are less than 200 square feet, and (d) meet the setback requirements of the Land Use Regulations that would apply were a building permit required, and (e) required to meet manufacturer's specifications.

12. Agricultural buildings that meet **all** the following: (a) are used solely for the agricultural uses that are the basis for the property being classified as agricultural land by the County Assessor, (b) are not used for residential purposes, such as storing household items, personal vehicles, etc., and (c) meet the setback requirements of the Land Use Regulations that would apply were a building permit required. Although no permit for such buildings is required, all construction is required to follow all current building codes in place. Permits and inspections will be required for any applicable electrical, mechanical, or plumbing installations.

13. Temporary membrane accessory structures such as canopies or tents used for residential events.

R105.3 Application for permit.

[Add numbered subparagraph #8 to read:]

8. The following list of items (in addition to the other listed areas of this code for residential construction) must be designed by an architect/engineer licensed in the State of Colorado and include a State of Colorado stamp, signature, and date. This information shall be included in addition to other required documents at the time of permit application submittal.

- a. All structures using native or non-standard/unconventional lumber.
- b. All structures using precast concrete panels.
- c. Floor truss systems, Roof trusses, and rafter systems over habitable space.
- d. Any additions to mobile or manufactured homes.
- e. Decks which support another structure or spa or hot tub or have piers greater than 8' on center.
- f. All log homes for: log attachment, structural, and other attachments.

[Add new subsection to read as follows]

R105.3.3 Contractor listings

It is the permit holder's obligation to accurately list the general contractor and all sub-contractors who will be working on the project on the appropriate department form. This information is required to be updated when any changes in contractors occur and shall be correct at the building final and issuance of the Certificate of Occupancy. All contractors and sub-contractors working on projects in Teller County are required to be licensed and insured in accordance with Article II of this code.

[Add new subsection to read as follows:]

R105.10 Zoning, subdivision & access.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Planning Department as in violation of any zoning requirements of the Teller County Land Use Regulations or as an illegal subdivision of land. An illegal subdivision of land shall be considered any action to create new parcels or change the size or shape of an existing parcel without the approval of the Planning Department and Board of County Commissioners. Actions creating parcels that are all over 35 acres are exempted from this policy as per Colorado Revised Statutes.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has not demonstrated adequate legal access as determined by the Teller County Transportation Department pursuant to the Roadway Design and Construction Standards or other applicable standards or requirements, and/or for which any required access permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Environmental Health Department as being in violation of any Sewage Disposal Regulations or other applicable standards, statutes, ordinances, requirements, and/or for which any required Sewage Disposal permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified as having an existing building code violation under this Code or other applicable standards, statutes, ordinances, or requirements and/or for which any required building permit has not been obtained.

SECTION R108

FEES

R108.2 Schedule of permit fees.

1. Fee tables and Valuation tables shall be in accordance with fee schedules adopted by Teller County Board of Commissioners, <https://www.iccsafe.org/products-and-services/i-codes/code-development-process/building-valuation-data/>.
2. **Change Order**
Additional plan review shall be required for changes, additions, or revisions to issued plans. These changes or revisions will require a fee of **\$100.00** and the payment for additional square footage or remodeled spaces.
3. The permit fee includes a reasonable number of necessary inspections
Re-inspection fees are \$100.00
4. Inspections outside normal business hours: \$100.00 per hour (2-hour minimum)
5. **Compliance Inspections: \$100.00**

6. **Inspections or services** (clerical time for researching records), which no fee is specifically indicated: \$55.00 per hour.
7. **Work without permit:** Investigation: Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a compliance inspection(s) shall be applied for and conducted before the permit application can be submitted. The fee for the compliance inspection(s) shall be as provided in Section 5 above. **Permit Fee: The permit fee shall be equal to twice the amount of the fee for the permit required if the permit had been issued before the work commenced. The payment of the compliance fee shall be in addition to the new permit fee and shall not exempt any person from compliance with any provisions of this code nor from any prescribed by law.**
8. **Transfer of Permits:** \$100.00 plus the fee for compliance inspection(s) as provided in Section 5 above, if required.
9. Plan Review, fees and inspections by the appropriate Fire Department will be required, when applicable. A Cost Recovery Agreement with the Building Department will be required for all Fire Plan Reviews in unincorporated areas of Teller County.

See appropriate Article(s) for fee schedules for electrical, mechanical, and plumbing.

REFUNDS

[Amend to read as follows:]

The building official may authorize the refunding of any fee paid hereunder which is erroneously paid or collected.

The building official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize the refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

SECTION R109 INSPECTIONS

[Add new subsection R109.1.1.1 Foundation drains to read:]

R109.1.1.1 Foundation drains

All required foundation drains shall be inspected prior to backfill.

[Add language to the end of section:]

R109.1.5 Other Inspections

First course of log wall construction shall be inspected for attachment to floor or foundation prior to the placement of subsequent log courses. Building Official shall have the authority to allow a qualified design professional to perform this inspection.

[Add new subsection to read:]

R109.5 Site requirements.

The permit holder/general contractor shall be responsible to have posted: The permit and approved plans and documents protected from all weather conditions, plainly visible address, and sanitary facilities to comply with Teller County Sewage Disposal Regulations, prior to start up or grading.

Property corners and any intermediate points must be clearly marked and visible over any vegetation or snow accumulation, necessary to check the compliance of set-back requirements. There must be trash containment in place at the first inspection as well.

**SECTION R112
MEANS OF APPEAL**

The Board of Review shall service the Board of Appeals under the provisions of Article I B of the Teller County Building Code.

**SECTION R113
VIOLATIONS**

R113.2.1 AUTHORITY TO RECORD A CERTIFICATE OF NONCOMPLIANCE.

[Add Sub-section:]

The Building Official shall have the authority to record a certificate of noncompliance thirty (30) calendar days after notice of non-compliance is posted on the building and sent by certified mail to the owner of record of the property in question, concerning any work done by any individual, or entity which fails to comply with the permit requirements of the Teller County Building Codes. When the individual or entity has made appropriate corrections so that the work then complies with the Teller County Building Codes, the Building Official may record a release of the certificate of non-compliance.

CHAPTER 2 DEFINITIONS

SECTION R202 DEFINITIONS

[Add definitions:]

[Replace with the following:]

BASEMENT. That portion of a building that is partly or completely below grade plane, having a permanent floor of approved materials with a minimum ceiling height in accordance with Section R305.1.1.

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.

HOME THEATER/MEDIA ROOM is a room in a dwelling unit used exclusively for the viewing of video material and/or the listening to audio material by the occupants, where no fee is charged. Egress shall be easily accessible on the same floor as the media room. Ventilation shall be accomplished by either natural or mechanical means as required by this code and fire safety of the media room shall comply with this code. Natural lighting shall not be required.

A homeowner applying for a media room must submit a letter of request (a) proposing the room to be used as a Media Room, (b) agreeing not to change the use of the room without obtaining a permit to modify the room in compliance with this code, and (c) agreeing to forward such information to the future owner.

SLEEPING ROOM or BEDROOM: A sleeping room or bedroom herein is defined as a habitable room, which is used for sleeping and containing a closet 16 inches or greater in depth.

CHAPTER 3 BUILDING PLANNING

SECTION R301 DESIGN CRITERIA

R301.1 Application

[Add a last sentence to read:]

All buildings, structures, foundations, and fixed equipment shall comply with planning and zoning regulations and environmental health setbacks from property lines as well as adopted Driveway Design Criteria Roadway Design and Construction Standards.

Table R301.2 (1)
Climatic & Geographic Design Criteria

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
FLAT ROOF SNOW LOAD ^a	WIND DESIGN (V_{ult})				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER- LAYMENT REQUIRED ^c	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed ^b (mph)	Topographic Effects	Special Wind Region	Wind- borne debris zone		Weathering	Frost Line Depth	Termite					
40 lbs	115 Exp. C (min)	NO	YES	NO	B	Severe	30 inches	Slight to moderate	0°F (-18°C)	YES	See Planning Dept	1,500	40°F (4°C)
MANUAL J DESIGN CRITERIA													
Elevation	Latitude	Winter Heating	Summer Cooling	Altitude Correction Factor	Indoor Design Temperature	Design Temperature Cooling	Heating Temperature Difference						
9334	38°N	4°F (-15°C)	87°F (30°C)	0.72	70°F (21°C)	75°F (24°C)	64°F (18°C)						
	Wind Velocity Heating	Wind Velocity Cooling	Coincident Wet Bulb	Daily Range	Winter Humidity	Summer Humidity	Cooling Temperature Difference						
			58°F (14°C)	High	30%	30%	12°F (-11°C)						

- a. For buildings or structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation, the *ground snow load* (P_g) shall be 57 pounds per square foot and the *flat roof snow load* (P_f) shall be 40 pounds per square foot (1,436 N/m²) of horizontal projected area.
- b. *Ultimate design wind speed* (V_{ult}) per ASCE 7-16, refer to Table R301.2.1.3 of the *International Residential Code*, 2021 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.
- d. Based on elevation of specific construction site.

1. SNOWLOAD:

Ground snow load shall be 57 psf and roof snow load shall be 40 psf for **all** structures in Teller County. Snow loads for residential structures shall follow-2021 International Residential Code, Section R301.6, **no reduction is allowed per** Chapter 7 Snow Loads of ASCE 7.

2. WIND DESIGN, WIND SPEED:

The ultimate wind speed for Teller County has been set at 115 MPH with an exposure of C, (Design Professionals shall be allowed to base their designs on one of the other two categories, based on their review of the site and data analysis). As Teller County falls in the Special Wind Region of the map, Design Professionals, contractors, and owner builders shall follow the requirements in accordance with ASCE 7, Section 6.5.4

An exposure of C, (Design Professionals shall be allowed to base their designs on one of the other two categories, based on their review of the site and data analysis). As Teller County falls in the Special Wind Region of the map, Design Professionals, contractors, and owner builders shall follow the requirements in accordance with ASCE 7, Section 6.5.4

3. SEISMIC DESIGN CATERGORY:

Site classification for Teller County is "B" based on Section R301.2.2 and figure R301.2 (2)

4. WEATHERING:

The weathering factor for Teller County has been set for SEVERE based on the Weathering Probability Map (figure R301.2(3)).

5. FROST LINE DEPTH:

The minimum frost depth for Teller County has been set at 30 inches minimum based on Figure R301.2(8)

6. TERMITE:

The termite infestation for Teller County has been set at "Slight to Moderate" as based on Figure R301.2(6) for this area.

7. WINTER DESIGN TEMPERATURE:

The winter design temperature for Teller County has been determined to be 0°F based on local climate and topography as listed on Figure R301.2(1).

8. ICE BARRIER UNDERLAYMENT REQUIRED:

An ice barrier is required in Teller County for heated structures and shall be installed per Sections: R905.1.2, R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1.

9. FLOOD HAZARDS:

Consult with the Teller County planning department regarding flood hazard designations.

10. AIR FREEZING INDEX:

The air freezing index for Teller County is based on Figure R403.3(2) and has been determined to be 1500 This figure shall be used for insulation requirements pursuant to Table 404.2

11. MEAN ANNUAL TEMPERATURE:

The mean annual temperature for Teller County is based on the data from the National Climatic Data Center, and determined to be 40°F.

**SECTION R302.13
FIRE PROTECTION OF FLOORS.**
Delete in its entirety.

**SECTION R303
LIGHT, VENTILATION AND HEATING**

R303.10 Required heating.

[Amend to read:]

Every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point three (3) feet (914mm) above the floor and two (2) feet (610mm) from exterior walls in all habitable rooms at the design temperature. Gas fireplaces may be permitted for heating purposes in the room where they are installed, provided that they are thermostatically controlled, and must be designed and listed for this use.

Alternative methods of heating will require engineering, (solar, thermal, etc....). The installation of one or more portable space heaters, solid fuel stoves such as: wood pellet, etc.... shall not be allowed to achieve compliance with this subsection.

**SECTION R313
AUTOMATIC FIRE SPRINKLER SYSTEMS**

[Delete sections R313.1 Townhouse automatic fire sprinkler systems and R313.2 One- and two- family dwellings automatic fire systems and replace to read:]

R313.1 Required

An automatic fire sprinkler system shall be required for dwellings if the driveway does not meet the requirement of Chapter 14 in the Teller County Roadway Design and Construction Standards.

**SECTION R315
CARBON MONOXIDE ALARMS**

[Amend this section to read:]

R315.3 CARBON MONOXIDE ALARMS.

For new construction, an approved carbon monoxide alarm shall be installed within 15 feet of the entrance to each sleeping room, and with at least one alarm on each floor level, in dwelling units within which fuel-fired appliances are installed and in dwelling units with attached garage.

**SECTION R321
ELEVATORS AND PLATFORM LIFTS**

[Add new section to read:]

R321.4 Permitting, design, and submittal.

A State of Colorado Licensed architect or engineer shall design the installation of elevators and platform lifts for residential occupancies to include construction between floors, loads imposed, and structural support.

Installation shall conform with ASME A17.1 & 18.1-2010 and manufacturer specifications, separate permit and plans submitted for the conveyance equipment to be reviewed by the Certified Elevator Inspector and must be installed by a State Licensed installer that is also licensed in Teller County.

CHAPTER 4 FOUNDATIONS

SECTION R401 GENERAL

R401.2 Requirements.

[Add new subsection]

R401.2.1 Engineering.

Site specific soils reports, footing design, and foundation design for new construction or additions including without limitation: concrete, wood, masonry, and pier foundations with girder to pier fastening details for all habitable buildings or structures are required to be designed, signed, and sealed by a licensed State of Colorado engineer or architect. This will also include any accessory buildings over seven hundred and fifty square feet (750').

Exceptions:

1. Piers for decks not exceeding 10 feet from the residence and having less than or equal to eight (8) feet spacing on center between piers. Deck being defined as an open platform attached to a residence.
2. Carports under 750 square feet attached to R-3 occupancies.
3. Pier foundations for those buildings as described in Section R105.2 #11 of this code.
4. Intentionally deleted.

Any outbuilding (defined as a building ((other than any single-family dwelling, structures used for residential purposes, multi-story structures, or commercial or industrial structures)) separate from and subordinate the main structure, including without limitation: a detached private garage, carport, storage shed, workshop or barn) under 750 square feet.

Where pier foundations are not required to be designed by an architect or engineer, the minimum size shall be 12 inches in diameter (or equivalent sectional area), 30 inches below grade with a minimum 6 inches above (or meets requirements of section R317.1.4), and not placed on uncompacted fill dirt. When encountering bedrock, pier must be secured to rock by drilling two (2) holes a minimum of eight (8) inches, cleaning out dust, and using an epoxy to secure a #4 rebar into the rock extending upwards to within two (2) inches of the top of the form, and must be designed by a licensed State of Colorado architect or engineer. Slabs on grade with a minimum 12 inches by 12 inches turned down, thickened perimeter footing edge, shall have a minimum #4 rebar within two inches of the top and three inches above the very bottom of the footing.

A site-specific soils report that has a requirement for an open hole inspection prior to the placement of the concrete foundation to verify the excavated site based on the original soils report for that project can be used on future projects for that same site. If there is no requirement for an open hole inspection, the soils report is only valid for one year after the permit issuance date and a new report will be required.

[Add subsection]

SECTION R401.2.1.1

INSPECTION BY ENGINEER OF RECORD

Inspection of concrete footings and foundations by foundation design engineer of record shall be permitted. Foundation engineer of record must provide a stamped, site specific report verifying size and reinforcement compliance to engineered foundation drawings, soils report bearing capacity and Open Hole Report.

SECTIONS R401.4 and R401.4.1

Delete and replace with;

A site-specific soils report will be required for all engineered foundation designs.

SECTION R402

MATERIALS

R402.1 Wood foundations.

[Amend to read as follows:]

All wood foundation systems for habitable structures or structures over 200 square feet shall be designed by a licensed State of Colorado Engineer or Architect.

SECTION R403

FOOTINGS

R403.1 General.

Add sentence:

A licensed State of Colorado architect or engineer shall design all foundations for habitable occupancies.

SECTION R404

FOUNDATION WALLS

R404.1 Concrete and masonry foundation walls.

[Amend the 1st sentence only to read:]

Concrete and masonry foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

R404.1.2 Design of masonry foundation walls.

[Amend the 1st sentence only to read:]

Insulating concrete form (ICF) foundation walls for all habitable structures shall be designed by a licensed State of Colorado Architect or Engineer.

SECTION R407

COLUMNS

R407.3 – Structural requirements.

[Add sentence to end of paragraph to read:]

Applications where logs are used as structural supports for floor framing, roof framing, and columns, shall be designed by a licensed State of Colorado architect or engineer.

CHAPTER 5 FLOORS

SECTION R502 WOOD FLOOR FRAMING

R507.2.4 FLASHING

[Add sentence]

Water-resistive barrier shall be placed between deck ledger and structure substrate.

R507.9.2 Deck lateral load connection.

[Delete this subsection in its entirety.]

CHAPTER 6 WALL CONSTRUCTION

SECTION R602 WOOD WALL FRAMING

R602.3 Design and construction.

[Add exception 2 & 3 to read as follows:]

Exceptions:

#2. All log structures shall be designed and approved by a licensed State of Colorado Engineer or Architect or attached site specific documents for:

- a. Log attachment and fastening schedule.
- b. Log rafters, beams, and trusses.
- c. Log structural columns/posts.
- d. Other structural components attached to the log system
- e. Heat loss calculations for less than nominal six (6) inch diameter logs.
- f. Provide grading for all structural logs on plans or site-specific attached documentation.

#3. Applications where logs are used as structural support for: walls, stair assemblies, porches, ceilings or roofs, carports, and similar uses shall be designed by a licensed State of Colorado architect or engineer.

[Add new section to read:]

R602.3.5 Exterior wall wood framed joints.

Exterior walls when framed with angles such as 45, 22.5 degrees or alternate angles where the joint integrity is compromised shall be attached with a galvanized metal tie not less than 0.054 inch thick (1.37mm) (16ga) and 1.6 inches (38mm) wide, shall be fastened across the joint of the top plate and shall be fastened across the joint using not less than eight (8) ten(10d) fasteners.

Exception:

#1 Wall framing studs can be cut to specific angles and fully attached to one another forming a solid exterior framed wall across the joint.

#2. The sheathing can overlap these joints and be fastened per Table R602.3(1) forming a tightly connected joint at these locations.

**SECTION R610
STRUCTURAL INSULATED PANEL WALL CONSTRUCTION**

**SECTION R610.1
GENERAL**

[Amend this section to read:]

The fastening of the bottom (sole) plate is to be inspected prior to the wall panel erection. This inspection can be performed by a Colorado state licensed engineer or architect.

**CHAPTER 8
ROOF-CEILING CONSTRUCTION**

**SECTION R802
WOOD ROOF FRAMING**

**SECTION R802.10.3
BRACING**

Add: Roll blocking is required for trusses and rafters regardless of heel height.

**CHAPTER 9
ROOF ASSEMBLIES**

**SECTION R903
WEATHER PROTECTION**

R903.2.3 Penetrations.

[Add new section to read:]

Roof jacks, vents and similar roof penetrations shall not be located less than 24 inches from the center of a valley to the closest edge of the penetration.

Section R905.1.2 Ice barrier. Also sections R905.4.3.1. R905.5.3.1. R905.6.3.1. R905.7.3.1 R905.8.3.1

[Amend this section to read:]

In all habitable **and/or** conditioned structures where there is a potential for ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edge of all roof surfaces to a point at least seventy-two (72) inches past the inside of the exterior wall line of the building. All valleys shall be lined with the same ice barrier centered at eighteen inches (18) out from either side of the valley. The addition of electrical service to a detached accessory structure shall not trigger this requirement.

CHAPTER 11 ENERGY EFFICIENCY

[Delete entirely Chapter 11 and replace with 2018 International Energy Conservation Code (IECC). Appendices for reference only]

CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS

SECTION M1301 GENERAL

1301.1 Scope.

[Add last sentence:]

If there is any discrepancy between This Code and Article VI - International Mechanical Code or Article VII - Fuel Gas Code, the latter two codes will prevail.

SECTION 1305.1.3 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 a self-closing device, and all combustion air is outdoor combustion air.

SECTION M1411.4_

Condensate pumps Delete section
M1411.4 in its entirety

SECTION M1408 VENTED FLOOR FURNACES

[Delete entire section and replace with
the following language:]

Vented floor furnaces are prohibited

**CHAPTER 21
HYDRONIC PIPING**

**SECTION M2101.10
TESTS**

[Replace 100 pounds per square inch with 50 pounds per square inch]

**SECTION M2103.4
TESTING**

[Replace 100 pounds per square inch with 50 pounds per square inch]

**CHAPTER 24
FUEL GAS**

**SECTION G2401 (101)
GENERAL**

G2401.1 (101.2) Application.

[Add sentence:]

Article VII - International Fuel Gas Code will prevail if there is any discrepancy with this subsection of the International Residential Code.

**SECTION G2414.4.3
COPPER OR COPPER-ALLOY TUBING**

[Delete and replace with the following]

Copper and copper-alloy piping shall not be used on natural gas systems.

G2445 Unvented Room Heaters

[Delete entire section and replace with the following:]

Unvented room heaters are prohibited

**CHAPTER 25
PLUMBING ADMINISTRATION**

**SECTION P2501
GENERAL**

[Add last sentence:]

If there is any discrepancy between This Code and the 2021 Plumbing Code adopted by the State of Colorado, the latter shall prevail. The more restrictive shall govern.

CHAPTER 34 GENERAL ELECTRICAL REQUIREMENTS

Chapters 34 through 43 of the 2021 IRC are hereby deleted. The provisions of the 2023 NEC shall apply to the installation of the electrical systems, including without limitations: alterations, repairs, replacement, equipment appliances, fixtures, fittings and appurtenances thereto and reference the 2023 NEC as adopted in Article IX of this code.

TELLER COUNTY BUILDING CODE
ARTICLE IV – INTERNATIONAL BUILDING CODE

There is hereby adopted by reference as if set out in length the “International Building Code, 2021 Edition”, including Appendix Chapters: “G, H, & I” and the “Building Safety Journal” as published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, IL. 60478-5795. The following amendments are made to the International Building Code:

CHAPTER 1
ADMINISTRATION

SECTION 101
GENERAL

101.1 Title.

[Amend to read:]

These regulations, in addition to other references herein, shall be known as: The Building Code of Teller County, and shall be cited as such and referred to herein as “This Code.”

101.4.4 Fire Prevention.

[Amend to read as follows]:

Reference thereto shall be amended to refer to the 2003 International Fire Code as adopted in Article X of This Code. If there are any discrepancies between Article IV - International Building Code and the code adopted in Article X, the most restrictive shall prevail.

SECTION 105
PERMITS

105.1.1 Annual Permit.

Delete this subsection

105.1.2 Annual Permit records.

Delete this subsection

105.2 Work exempt from permit

[Amend #1 to read]:

1. One-story conventional construction detached unheated accessory buildings used as: tool and storage sheds, playhouses, greenhouses, provided the building area does not exceed 200 square feet (18.5m²), and overhang projections shall not exceed 24 inches beyond the exterior wall. Such structures shall not be used for habitable or sleeping rooms or contain upper storage areas greater than four (4) feet in height and used for light storage only.

[Add new subsection to read:]

105.8 ZONING, SUBDIVISION & ACCESS

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Planning Department as in violation of any zoning requirements of the Teller County Land Use Regulations or as an illegal subdivision of land. An illegal subdivision of land shall be considered any action to create new parcels or change the size or shape of an existing parcel without the approval of the Planning Department and Board of County Commissioners. Actions creating parcels that are all over 35 acres are exempted from this policy as per Colorado Revised Statutes.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has not demonstrated adequate legal access as determined by the Teller County Transportation Department pursuant to the Roadway Design and Construction Standards or other applicable standards or requirements, and/or for which any required access permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified by the Environmental Health Department as being in violation of any Sewage Disposal Regulations or other applicable standards, statutes, ordinances, requirements, and/or for which any required Sewage Disposal permit has not been obtained.

The Building Department shall not issue a building permit for construction of any type of structure, or placement of manufactured, factory built, or mobile housing, on a property that has been identified as having an existing building code violation under this Code or other applicable standards, statutes, ordinances, or requirements and/or for which any required building permit has not been obtained.

**SECTION 109
FEES**

Section 109.2 Schedule of permit fees.

Fee tables and valuation tables shall be in accordance with fee schedules adopted by Teller County Board of Commissioners.

**SECTION 113
MEANS OF APPEAL**

All reference to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I of the Teller County Building Code.

CHAPTER 2 DEFINITIONS

SECTION 202 DEFINITIONS

RETAINED WALL HEIGHT. The vertical distance measured from the bottom of the footing to the finished grade at the top of the wall (upper soil grade). This is the height referred to in IBC section 105.2 item 4 and IRC section 105.2 item 3 and includes the wall and depth of footing below grade.

SLEEPING ROOM or BEDROOM. A Sleeping room or bedroom herein is defined as a habitable room, which is used primarily for sleeping and containing a closet 16 inches or greater

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

SECTION 202 DEFINITIONS

Basement.

[Add a sentence to read:]

Basements shall be provided with a permanent floor surface of approved materials.

CHAPTER 12 INTERIOR ENVIRONMENT

SECTION 1208 INTERIOR SPACE DIMENSIONS

[Add new language to read:]

Section 1208.2 Basements.

Add basements to list of rooms in last sentence

**CHAPTER 15
ROOF ASSEMBLIES AND ROOFTOP STRUCTURES**

**SECTION 1503
WEATHER PROTECTION**

[Add new subsection to read:]

Section 1503.2.2 Penetrations.

Roof jacks, attic vents, and similar penetrations shall not be located less than 24 inches from the center of the valley to the closets edge of the penetration.

Section 1507.1.2 Ice Barrier

[Add new section to read:]

An ice barrier is required in Teller County for heated structures and shall be installed per manufacturer's specifications for roofs described in sections 1507.2.7, 1507.5.4, 1507.6.4, 1507.7.4, 1508.4, and 1507.9.4. In addition, Teller County requires the ice barrier to be installed six (6) feet beyond the interior wall face of the exterior wall, and to include the entire overhang as well.

**CHAPTER 16
STRUCTURAL DESIGN**

**SECTION 1604
GENERAL DESIGN REQUIREMENTS**

604.1 General.

[Amend to read as follows:]

Commercial building structures and all portions thereof shall be designed by a licensed State of Colorado Engineer or Architect. This shall include without limitation: soils, footings, foundations, structural building, calculations, loads, energy, mechanical, plumbing, elevators, and electrical. All electrical, mechanical, and plumbing plans shall bear the stamp and signature of the appropriate Colorado State Licensed Engineer, except as provided in Article 27 of the National Electrical Code. The Building Official may waive these requirements when in accordance with state statutes.

**SECTION 1608
SNOW LOADS**

[Add new section to read:]

Section 1608.2.1 Ground snow load.

Flat roof snow load shall be based on evenly distributed snow load for commercial structure in Teller County of 40 psf. Ground snow load shall be 57 psf and roof snow load shall be 40 psf for **all** structures in Teller County. Design professionals shall follow the 2021 International Building Code, Sections 1607 & 1608, **no reduction is allowed per** Chapter 7 Snow Loads of ASCE 7.

SECTION 1609 WIND LOADS

[Add a paragraph to read:]

The ultimate wind speed for Teller County has been set at 115 MPH, and the exposure category will be required to be listed by a Colorado State Licensed architect or engineer. As Teller County falls in the Special Wind Region of the map, this section specifies appropriate recurrence interval criteria to be used for estimating the *basic* wind speeds from regional climatic data in other than hurricane prone regions. A Colorado State Licensed Design Professional shall follow the requirement in this section and in accordance with ASCE 7, Section 6.5.4.

SECTION 1613 EARTHQUAKE LOADS

[Add a new section to read:]

Section 1613.1.1 Seismic Design category

Seismic Design Category “B” for Teller County is an average and listed below are additional categories as applicable to the building site class, occupancy categories, and type of construction:

- a. For site Class A&B, Occupancy categories 1, 11, 111, and IV, seismic design category is “A”
- b. For site class C&D, Occupancy categories 1, 11, and 111, seismic design category is “B”
- c. For site class C&D, Occupancy category IV, seismic design category is “C”

When the site class is determined to be E or F, the seismic design category shall be determined in accordance with IBC 1613. The soils report for the site shall include a recommendation for the site class based on IBC 1613.5.2.

CHAPTER 23 WOOD

SECTION 2304 GENERAL CONSTRUCTION REQUIREMENTS

Section 2304.12.2.7 Termite protection

[Add sentence to read:]

The termite infestation for Teller County has been set at “slight to moderate” as based on the IBC figure 2304.11.6.

Section 2308.6.7.2 Top plate connection

[Add sentence to read:]

Roll blocking is required at heel for trusses and rafters regardless of heel height

**CHAPTER 27
ELECTRICAL**

**SECTION 2701
GENERAL**

2701.1 Scope.

[Amend to read as follows:]

The provisions of the 2023 National Electrical Code adopted by the State of Colorado shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

**CHAPTER 29
PLUMBING SYSTEMS**

**SECTION 2901
GENERAL**

2901.1 Scope

[Amend to read as follows:]

If there is a conflict between This Code and the 2021 adopted Article V - International Plumbing Code, Article V adopted by the State of Colorado shall prevail. The more restrictive shall govern.

**CHAPTER 32
ENCROACHMENTS INTO RIGHT-OF-WAY**

**SECTION 3201
GENERAL**

3201.1 Scope.

[Add phrase to the end of this sentence:]

“...except where the Teller County Land Use Regulations or the Teller County Roadway Design and Construction Standards or State or Federal Standards are more restrictive and therefore, shall prevail.”

**CHAPTER 33
SAFEGUARDS DURING CONSTRUCTION**

**SECTION 3303
DEMOLITION**

3303.1 Construction documents.

[Add sentence]:

It shall be the responsibility of the contractor for the project to comply with State regulations in regard to removal of asbestos or lead-based paint. All debris shall be completely removed from the site. A Demolition permit is required

TELLER COUNTY BUILDING CODE
ARTICLE V- INTERNATIONAL PLUMBING CODE

There is hereby adopted by reference as if set out at length the 2021 International Plumbing Code as amended by the State of Colorado, including Appendices B, E, G as published by the International Code Council, Inc., 4501 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Plumbing Code:

CHAPTER 1 ADMINISTRATION

**SECTION 101
GENERAL**

Section 101.1 Title.

[Amend this section to read:]

These regulations shall be known as the Plumbing Code of Teller County, Colorado, hereinafter referred to as “this code”.

**SECTION 102
APPLICABILITY**

102.1 General.

[Add sentence:]

To the extent that Article III - International Residential Code or Article IV – International Building Code conflicts with this Article V - International Plumbing Code, the provisions in this Article V shall govern.

**SECTION 109
MEANS OF APPEAL**

All references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

**CHAPTER 3
GENERAL REGULATION**

**SECTION 312
TESTS AND INSPECTIONS**

312.1 Required Tests.

[Delete the following sentences:]

“for piping systems other than plastic”

“After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system.”

312.4 Drainage and vent final test.

Delete subsection 312.4 Drainage and vent final test. in its entirety

312.5 Water Supply System test.

Delete wording in the fifth line:

“..., for piping systems other than plastics,”

312.6 Gravity sewer test.

Delete subsection 312.6 Gravity sewer test. in its entirety

312.7 Forced sewer test.

Delete subsection 312.7 Forced sewer test. in its entirety

312.9 Shower liner test.

Delete in its entirety by State Code

312.10.1 Inspections.

[Add a sentence at the end of the section to read:]

The premise owner or responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair, or relocation.

**CHAPTER 6
WATER SUPPLY AND DISTRIBUTION**

**SECTION 601
GENERAL**

601.1 Scope

[Add an exception to read:]

Exception: Water supply systems owned and operated by municipalities, rural water districts, privately owned water purveyors and other such entities.

**SECTION 605
MATERIALS, JOINTS AND CONNECTIONS**

Delete all reference to polybutylene pipe

SECTION 608

608.18 Protection of individual water supplies

[Delete this section and replace to read:]

Wells are covered by the State of Colorado Division of Water Resources.

**CHAPTER 9
VENTS**

**SECTION 904
VENT TERMINALS**

903.1.1 Roof extension.

Insert 12 inches (604.8 mm) where indicated

**CHAPTER 10
TRAPS, INTERCEPTORS, AND SEPARATORS**

**SECTION 1003
SEPARATORS AND INTERCEPTORS**

Section 1003.1 Where required.

[Add a sentence to read:]

Special regulations by the wastewater and/or sanitation district into which a grease trap or interceptor effluent is transported and/or treated may supersede this requirement

TELLER COUNTY BUILDING CODE

ARTICLE VI – INTERNATIONAL MECHANICAL CODE

There is hereby adopted by reference as if set out at length the “International Mechanical Code”, 2021 edition,-including Appendix Chapter A, as published by the International Code Council, Inc., 4501 West Flossmoor Road, County Club Hills, IL 60478-5795. The following amendments are made to the International Mechanical Code:

**CHAPTER 1
SCOPE AND ADMINISTRATION**

**SECTION 101
GENERAL**

Section 101.1 Title.

[Amend to read as follows:]

These regulations shall be known as the Mechanical Code of Teller County, Colorado, hereinafter referred to as “this code”.

**CHAPTER 3
GENERAL REGULATIONS**

**SECTION 304
INSTALLATION**

Section 304.9 Clearances to combustible construction.

[Add the following exception:]

Exception: A floor – mounted doorstop, permanently attached to the building structure, may be used to maintain clearance to a combustible door.

**SECTION 306
ACCESS AND SERVICE SPACE**

Section 306.4 Appliances under floors.

[Add exception 3 to read:]

Exception #3: 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 taken from outdoors.

CHAPTER 5 EXHAUST SYSTEMS

SECTION 504 CLOTHES DRYER EXHAUST

504.3 Cleanout.

Delete subsection 504.3 Cleanout. in its entirety.

SECTION 512 SUBSLAB SOIL EXHAUST SYSTEM

Section 512.1 General

[Add an exception to read:]

Exception: Radon systems

CHAPTER 6 DUCT SYSTEMS

SECTION 601 GENERAL

601.3 Contamination prevention.

[Add:]

Exception: Separate environmental exhaust fans may use a common duct system provided each exhaust fan is equipped with a back-draft damper.

CHAPTER 9 SPECIFIC APPLIANCES, FIREPLACES AND SOLID FUEL-BURNING EQUIPMENT

SECTION 910 FLOOR FURNACES

Section 910.1 General

[Delete entire section and replace to read:]

Floor furnaces are prohibited.

TELLER COUNTY BUILDING CODE
ARTICLE VII – INTERNATIONAL FUEL GAS CODE

There is hereby adopted by reference as if set out at length the “International Fuel Gas Code”, 2021 edition, including Appendix Chapter A as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Fuel Gas Code:

CHAPTER 1
SCOPE AND ADMINISTRATION

SECTION 101
GENERAL

Section 101.1 Title

[Amend this section to read:]

These regulations shall be known as the Fuel Gas Code of Teller County, Colorado, hereinafter referred to as “this code”

CHAPTER 3
GENERAL REGULATIONS

SECTION 303
(IFCG) APPLIANCE LOCATION

303.3 Prohibited Locations.

Delete Exceptions 3 and 4

[Add new subsection]

303.8 Propane appliances.

Propane appliances installed in pits; crawlspaces or basements shall have automatic safety shut-off devices in combination with propane detectors.

SECTION 304
(IFGS) COMBUSTION, VENTILATION AND DILUTION AIR

SECTION 305
(IFGC)INSTALLATION

Section 305.8 Clearances to combustible construction.

[Add exception to read:]

Exception: A floor mounted door stop, permanently attached to the building structure with non-removable bolt/screw heads, may be used to maintain clearance to a combustible door.

**SECTION 306
ACCESS AND SERVICE SPACE**

Section 306.4 Appliances under floors.

[Add exception #3 to read:]

#3. 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 taken from outdoors.

**CHAPTER 4
GAS PIPING INSTALLATIONS**

**SECTION 403 (IFGS)
PIPING MATERIALS**

403.4.3 Copper and brass.

[Amend to read as follows:]

Copper and copper alloy shall not be used on natural gas systems.

403.5.2 Copper and brass tubing.

[Delete this section and replace to read:]

Copper and copper alloy tubing shall not be used on natural gas systems.

**SECTION 404 (IFGC)
PIPING SYSTEM INSTALLATION**

404. 11 Protection against corrosion.

[Add a sentence to read:]

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.

404.12 Minimum burial depth.

[Amend to read as follows]:

Underground piping systems shall be installed a minimum of 18 inches below grade for all applications.

**SECTION 406 (IFGS)
INSPECTION, TESTING AND PURGING**

406.1.2. Repairs and additions.

[Amend 2nd paragraph to read as follows:]

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).

406.4.1. Test pressure.

[Amend to read as follows:]

The gas piping shall stand a pressure of not less than ten (10) pounds per square inch (69 kPa) gauge. Test pressures shall be held for a length of time satisfactory to the code official but not less than 15 minutes, with no perceptible drop in pressure. For welded piping, the test pressure shall be at least sixty (60) pounds per square inch (414 kPa) and shall be continued for a length of time satisfactory to the code official but not less than thirty (30) minutes. These tests shall be conducted using air, carbon dioxide or nitrogen pressure only and shall be done in the presence of the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressures shall have a range such that the highest end of the scale is not greater than three times the pressure.

[Add Subsection]

406.4.1.1

Underground propane piping to be tested at 25 pounds per square inch.

406.6.4 Placing equipment in operation.

[Amend to read as follows:]

Gas piping or equipment out of service for periods longer than six (6) months shall be permitted to be placed in operation after the piping system has been tested in accordance with subsection 406.4, purged in accordance with subsection 406.7, inspected and found to be free from leakage.

[Add new subsection to read:]

406.5 Disconnected piping inspection.

When existing piping is disconnected from the source of supply (gas meter removed, etc.) for more than one calendar year, the piping shall be retested in accordance with the requirements of Section 406.4 of the 2021 International Fuel Gas Code. When existing piping is disconnected from the source of supply (gas meter removed, etc.) in any occupancy other than an R-3 occupancy for more than six months, the piping shall be retested in accordance with the requirements of Section 406.4 of the 2021 International Fuel Gas Code.

**CHAPTER 5
CHIMNEYS AND VENTS**

**SECTION 503
(IFGS) VENTING OF EQUIPMENT**

503.7 Single-wall Metal Pipe.

[Amend to read as follows:]

Single-wall metal pipe vents are prohibited.

503.10.2.2 Vent connectors located in unconditioned areas.

Delete the exception

503.7.7 Single-wall connector penetrations of combustibile walls.

Delete subsection in it entirety.

CHAPTER 6 SPECIFIC APPLIANCES

SECTION 609 (IFGC) FLOOR FURNACES

[Delete entire section and replace to read]:

Floor furnaces are prohibited.

SECTION 614 CLOTHES DRYER EXHAUST

614.3 Cleaning access.

Delete this subsection in its entirety.

SECTION 621 (IFGC) UNVENTED ROOM HEATERS

SECTION 621.2 Prohibited use.

[Amend to read as follows:]

Unvented room heaters shall not be used for comfort heating in a dwelling unit.

621.4 Prohibited locations.

[Delete the first sentence and replace with the following:]

Unvented room heaters shall not be installed within occupancies in Group A, E, I and R.

SECTION 624 (IFGC) WATER HEATERS

[Add new subsection]

624.3 Support.

A water heater supported from the ground shall rest on level concrete or other approved base extending not less than 3 inches (76.2 mm) above the adjoining ground level

TELLER COUNTY BUILDING CODE

ARTICLE VIII - MOBILE/FACTORY BUILT/MANUFACTURED HOUSING CODE

DEFINITIONS

- A. Manufactured Home:** (HUD Code Units) Is not less than 24 feet in width and 36 feet in length; Is installed on an engineered permanent foundation; Hard brick, wood or cosmetically equivalent exterior siding and a pitched roof; Is certified pursuant to the A National Manufactured Housing Construction and Safety Standards Act of 1974: as amended; And is building for the Colorado climate and snow loads according to the Department of Housing and Urban Development standards established under the provisions of 42 USC 5401, et seq.
- B. Factory Built Home:** (Modular) (IRC Code Compliant Unit) Is built in multiple sections, each on a chassis which enables it to transported to its occupancy site; Is constructed to the standards of the State of Colorado Factory Building Housing Construction Certification Code (8CCR1302-3) and must bear a certification insignia in compliance with those standards; Is installed on an engineered permanent foundation; Meets current County requirements for roof snow load.
- C. Mobile Home:** Any wheeled unit, exceeding either 8 feet in width or 40 feet in length, without motor power, built on a permanent chassis, and is capable of being drawn over public highways by a motor vehicle in a single section. Must be certified by Housing and Urban Development pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", as amended, effective June 15, 1976. If a mobile home meets the criteria as factory-built housing or a manufactured home as defined above, it shall not be considered a mobile home.

Any unit constructed in a factory which does not meet the above definitions must comply with the current Teller County Building Codes.

PERMITS REQUIRED

Manufactured and Factory Built Homes: Building permit for permanent foundation and all utility connections required in compliance with the Teller County Building Code.

ADDITIONS

No additions shall be made to a mobile, factory built or manufactured home unless such addition is an approved manufactured system, or an independently supported structure meeting the building code requirements or designed and approved by an Architect or Engineer licensed in the State of Colorado.

TELLER COUNTY BUILDING CODE
ARTICLE IX - NATIONAL ELECTRICAL CODE

There is hereby adopted by reference as if set out at length the “National Electrical Code”, 2023 edition, as published by the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269. The following amendments are made to the National Electric Code.

Application to existing residential wiring:

- (a) When any additions, alterations or renewals of existing installations are made, that portion added, altered, or renewed shall be made to conform with the requirements for a new building, except as provided hereafter in section (b) and (c).
- (b) When more than 50 percent of the wiring (based upon the square footage of floor space served) in any building is changed, the entire wiring installation in the building shall be made to conform with all the requirements for new buildings.
- (c) When more than 50 percent of the wiring (based upon the number of outlets served) or any circuit is changed, the entire circuit shall be made to conform with all the requirements for new buildings.
- (d) When any part of a wiring installation has been disconnected due to the wiring having been damaged by fire, flood, etc., altered by unauthorized persons, nature, calamity, or otherwise becoming a hazard, such installation may not be reconnected without inspection and approval by the building official.

TELLER COUNTY BUILDING CODE
ARTICLE X - INTERNATIONAL FIRE CODE

There is hereby adopted as the Teller County Fire Code, by reference as if set out at length the International Fire Code 2003 edition, including the table of contents, indices and appendix chapters A, B, and C, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, as amended by Teller County Ordinance #16, an Ordinance providing for the adoption of a Fire Code for unincorporated Teller County, Colorado.

TELLER COUNTY BUILDING CODE

ARTICLE XI – RESERVED

TELLER COUNTY BUILDING CODE
ARTICLE XII – INTERNATIONAL ENERGY CONSERVATION CODE

There is hereby adopted by reference as if set out at length the “International Energy Conservation Code”, 2018 edition, as published by the International Code Council, Inc., 4501 West Flossmoor Road, Country Club Hills, IL 60478-5795. The Code, as adopted, also includes the International Energy Conservation Code Appendix for reference only. The following additions and modifications are made to the International Energy Conservation Code:

ADMINISTRATION

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

101.1 Title

This code shall be known as the International Energy Conservation Code of Teller County, Colorado, hereinafter referred to as “this code”.

SECTION 103
CONSTRUCTION DOCUMENTS

C103.2 Information on construction documents

[This section to amend number 12 and to add numbers 13 and 14 to list]

- 12. Air barrier and air sealing details, including the location of the air barrier
- 13. Energy Compliance Path
- 14. Additional efficiency package option

C303.1.2 Insulation mark installation

[Amend this section to add the following:]

For insulation materials that are installed without an observable manufacturer R-value mark, such as blown or draped products, an insulation certificate complying with Section N1101.10.1 shall be left immediately after installation by the installer, in a conspicuous location within the building, to certify the installed R-value of the insulation material.

C401.3 Thermal Envelope Certificate

[Add the following section:]

A permanent thermal envelope certificate shall be completed by an approved party. Such a certificate shall be posted on a wall in the area where the space conditioning equipment is located, a utility room or other approved location. If located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. A copy of the certificate shall also be included in the construction files for the project. The certificate shall include the following:

- 1. R-values of insulation installed in or on ceilings, roofs, walls foundations and slabs, basement walls, crawlspace walls and floors and ducts outside conditioned spaces.
- 2. U-factors and solar gain coefficients (SHGC) of fenestrations.
Results from any building envelope air leakage testing performed on the building.

CHAPTER 4
RESIDENTIAL ENERGY EFFICIENCY

R101.1 Title

This code shall be known as the International Energy Conservation Code of Teller County

R103.2 Information on construction documents

[Amend this section to add number to list]

9. Energy Compliance Path

R303.1.2 Insulation mark installation

[Amend this section to add the following:]

For insulation materials that are installed without an observable manufacturer's R-value mark, such as blown or draped products, an insulation certificate complying with Section N1101.10.1 shall be left immediately after installation by the installer, in a conspicuous location within the building, to certify the installed R-value of the insulation material.

SECTION 402
BUILDING THERMAL ENVELOPE

Table R402.1.2

Fenestration U-Factor for Climate Zone 5 shall be 0.32

R402.2.8 Floors

[Delete section in its entirety and replace with the following:]

Floor cavity insulation shall comply with the following:

1. Insulation shall be installed to maintain permanent contact with the underside of the subfloor decking in accordance with manufacturer instructions to maintain required R-value or readily fill the cavity space.
2. Floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing separating the cavity and the unconditioned space below. Insulation shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed.
3. A combination of cavity and continuous insulation shall be installed so that the cavity insulation is in contact with the top side of the continuous insulation that is installed on the underside of floor framing separating the cavity and the unconditioned space below. The combined R-value of the cavity and continuous insulation shall equal the required R-value for floors. Insulation shall extend from the bottom to the top of all perimeter floor framing members and the framing members shall be air sealed.

TELLER COUNTY BUILDING CODE

ARTICLE XIII - SAFETY CODE FOR ELEVATORS AND ESCALATORS

There is hereby adopted by reference as if set out at length the American Society of Mechanical Engineers A17.1 Handbook, Safety Code for Elevator and Escalators, 2019 edition. A17.3, Safety Code for Existing Elevator and Escalators, 2011, A18.1 Safety Standard for Platform Lifts and Stairway Chairlifts 2011, and ASME QEI-2013 Standard for the Qualification of Elevator Inspectors, as published by the American Society of Mechanical Engineers, 345 East 47th Street, New York, New York 10017, and ANSI/ASSE A10.4 – 2007, Personnel Hoists and Employee Elevators on Construction and Demolition Sites, as published by the American Society of Safety Engineers, 1800 E. Oakton St., Des Plaines, IL 60018 - 2187.

All inspections to be performed by State of Colorado designated ANSI Certified Inspector and inspection results submitted to the Building Department.

Delete Section 1001 & 1004 Routine Inspection & Test of Passenger and Freight Electric & Hydraulic Elevator.

TELLER COUNTY BUILDING CODE

ARTICLE XIV – INTERNATIONAL EXISTING BUILDING CODE

There is hereby adopted by reference as if set out at length the “International Existing Building Code”, 2021 edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795. The following amendments are made to the International Existing Building Code:

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.2 Scope.

[Add to the end of the subsection as follows:]

All references in the 2021 International Existing Building Code as well as the 2021 International Building Code and the International Residential Code shall refer any electrical installation or repair to Article IX 2023 National Electrical Code, which was adopted by Teller County.

101.4 Applicability.

[Add to the end of the subsection as follows:]

The building official shall certify that such building or structure meets the intent of the provisions of law governing building construction for the proposed new occupancy.

SECTION 112 MEANS OF APPEAL

All references to the Board of Appeals shall be to the Board of Review, pursuant to and under the provisions of Article I B of the Teller County Building Code.

TELLER COUNTY BUILDING CODE

ARTICLE XV CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

There is hereby adopted by reference as if set out at length the “Uniform Code for the Abatement of Dangerous Buildings”, 1997 edition, as published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601

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ARTICLE XVII - PENALTIES

Anything to the contrary herein notwithstanding, no part of any Code herein adopted relating to the imposition of penalties is adopted hereby. Any violation of any portion of the Teller County Building Code is hereby declared to be unlawful and punishable as set forth in Sections 30-28-209 and 30-28-210 of the Colorado Revised Statutes as presently enacted or hereafter amended.