21905098 9/6/2019 3:18 PM Kristy Archuleta
1 of 8 R$0.00 D$0.00 Archuleta County

(8)

RESOLUTION 2019 - 82

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, ADOPTING BY REFERENCE THE 2015 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL EXISTING BUILDING CODE, AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE; APPENDIX Q OF THE 2018 INTERNATIONAL RESIDENTIAL CODE; AND TO AMEND THE SNOW LOAD REQUIREMENTS FOR MANUFACTURED STRUCTURES

WHEREAS, the International Code Council (the "ICC") is accepted both nationally and by the State of Colorado as the promulgator of accepted standards for establishing building and property codes, manuals, training and certification for governmental entities; and,

WHEREAS, the ICC has established the 2015 International Residential Code, International Building Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, and Appendix Q of the 2018 International Residential Code (the "Codes"); and,

WHEREAS, the ICC has updated and improved the uniform building, residential, fire and similar codes, some of which were adopted by the County; and,

WHEREAS, the Archuleta County Board of County Commissioners (the "Board") has by prior Resolutions adopted the Codes; and,

WHEREAS, the Board adopted and approved the IRC and the IBC through Resolution 2019-15 on February 19, 2019; and;

WHEREAS, the Board adopted and approved Resolution 2019-21 on March 5, 2019, Resolution 2019-54 on June 18, 2019, and Resolution 2019-76 on August 20, 2019, to add/amend the effective date for the adoption of the Codes; and;

WHEREAS, it is within the authority of the Board to clarify, revise and amend the Codes to allow cohesive administration of the Codes with other County Code, Regulations and/or Ordinances.

THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARCHULETA COUNTY, COLORADO, THAT:

1. Resolutions 2019-15, 2019-21, 2019-54 and 2019-76 are hereby repealed.

2. **International Residential Code**: There is hereby adopted by the Board, for the purpose of providing minimum standards to safeguard life or limb, health, property, and

Rtn: Kristy Archuleta
Resolutions

public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of one and two-family dwellings within unincorporated Archuleta County, that certain code known as the *International Residential Code*, 2015 Edition, including Appendix Chapters C, E, F, J, M, R and S all published by the ICC. Such Code is adopted by reference thereto the same as if set forth in length in this Section with the amendments, deletions, and additions as follows:

a) Section R108.1 Payment of Fees, is amended to read as follows:

All fees must be paid at the time set forth in the application for that particular permit. Any other fees prescribed by law must be paid prior to issuance of a Certificate of Occupancy. All fee amounts are as indicated on the Archuleta County Fee Schedule, as amended from time to time.

b) Section R202 Definitions, is amended to read as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with open space on at least two sides.

c) Table R301.2(1) Climatic and Geographic Design Criteria, is completed as follows:

- Roof Snow Load – as set forth in Section 6.3.1 of the Archuleta County Amended Building and Safety Code
- Wind Speed – as set forth in Section 6.3.2 of the Archuleta County Amended Building and Safety Code
- Seismic Design Category – as set forth in Section 6.3.3 of the Archuleta County Amended Building and Safety Code
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frostline Depth – as set forth in Section 6.4 of the Archuleta County Amended Building and Safety Code
- Subject to Damage by Termite – Slight to Moderate
- Subject to Damage by Decay – Slight to Moderate
- Winter Design Temperature – 15°F (-26°C)
- Ice Shield Underlayment Required – Yes
- Flood Hazards – as set forth in Section 10.1.7 of the Archuleta County Land Use Regulations
- Air Freezing Index – 1634 ($°F_{100}$)
- Mean Annual Temperature – 42.2°F

d) Section R302.2.1 Continuity, is amended to read as follows:

The fire-resistance-rated wall or assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab and the fire-resistance rating shall be for exposure from both sides of each wall. The fire-resistance rating shall extend the full length of the wall or assembly, including the

wall extensions through and separating attached enclosed accessory structures. An eave of 18" max (measured from finish wall surface to finish fascia) may be constructed with the following requirements which must extend the entire length of the wall or walls: The lower roof and the upper roof shall have a minimum of Class C roof covering and roof decking or sheathing of noncombustible materials or approved fire-retardant-treated wood for a distance of 4 feet on each side of the walls or wall. The soffit and the fascia framing shall be noncombustible materials or approved fire-retardant-treated wood. The underside of the soffit framing shall be protected with 5/8" type "X" exterior gyp or noncombustible materials or approved fire-retardant-treated wood. The soffit shall be without openings or penetrations.

e) Section R305.1 Minimum height, Exception, delete.

f) Section R313 Automatic Fire Sprinkler Systems is deleted in its entirety.

g) Section R314.3 Location, is amended to add a new subsection as follows:

5. In the crawl space, if a gas appliance is installed in the crawl space.

h) Section R314.6 Power source, is amended to read as follows:

Smoke alarms shall receive their primary power from the building wiring and, where primary power is interrupted, shall receive power from a battery, in new construction or where alterations, repairs or additions requiring a permit occur, with exceptions approved by the Building Official. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

i) Section R315.3 Location, is amended to add the following:

Carbon monoxide alarms in dwelling units shall be installed in crawl spaces if a gas appliance is installed in the crawl space.

j) Section R351.5 Power source, is amended to read as follows:

Carbon monoxide alarms shall receive their primary power from the building wiring and, where primary power is interrupted, shall receive power from a battery, in new construction or where alterations, repairs or additions requiring a permit occur, with exceptions approved by the Building Official. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

k) Section R703.13 Insulated Vinyl Siding, is amended to read as follows:

Insulated vinyl siding shall be certified and labeled as conforming to the requirements of ASTM D 7793.

l) Section R703.14 Polypropylene Siding, is amended to read as follows:

Polypropylene siding shall be certified and labeled as conforming to the requirements of ASTM D 7254.

m) Section M1401.1 Installation, is amended to add the following:

Propane units are prohibited below grade or in a crawl space.

n) Section M1502.4.2 Duct installation, is amended to read as follows:

Exhaust ducts shall be supported at intervals not to exceed 10 feet of duct span within one foot on each side of the joint(s) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or other penetrations.

o) Section G2406.4 Crawl spaces, a new section is added to read as follows:

Any appliance installed in a crawl space shall have a lid constructed directly over the appliance that extends a minimum of six (6) feet beyond each edge of the appliance.

p) Section G2445 (621) Unvented Room Heaters, is amended to read as follows:

Section G2445.1 (621.1) General. Unvented room heaters are prohibited.
Section G2445.2 through G2445.7, delete.

q) Section P2904.1 General, is amended to add the following:

Dwelling unit fire sprinkler system are not required. However, if an owner or the owner's authorized agent opts to install a dwelling unit fire sprinkler system, it shall be installed in accordance with this Section.

r) Section P2904.4.1 Determining required flow rate for each sprinkler, is amended to add the following:

Water service pipe and the building sewer shall be separated as required by the policy adopted by the authority having jurisdiction. No exceptions will be made to this requirement.

s) Section AE101.1 of Appendix E, Manufactured Housing used as Dwellings, is amended to add the following:

In as much that any requirement or provision of this Appendix conflicts with any rules, regulations, code and/or statute adopted by the State of Colorado, such rule regulation, code and/or statute shall control.

t) Section AF101.1 of Appendix F Power source, is amended to add the following:

Wiring for future pump installation shall be installed in the attic during construction.

u) Section AF103.3 Soil-gas-retarder, is amended to add the following:

Gravel or native soil may be used in passive and mechanical systems in basements or enclosed crawl spaces with soil floors.

v) Section AF103.4 Entry routes, is amended to add the following:

Gravel or native soil may be used in passive and mechanical systems in basements or enclosed crawl spaces with concrete floors or other floor systems and slab on grade dwellings.

w) Section AM101.1 General of Appendix M is amended to add the following:

In as much that any requirement or provision of this Appendix conflicts with any rules, regulations, code and/or statute adopted by the State of Colorado, such rule regulation, code and/or statute shall control.

3. **2018 International Residential Code**: There is hereby adopted by the Board, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of single family dwellings within unincorporated Archuleta County, that certain code known as Appendix Q of the International Residential Code, 2018 Edition, published by the ICC related to Tiny Homes. Such Code is adopted by reference thereto the same as if set forth in length in this Section.

4. **International Building Code**: There is hereby adopted by the Board, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within unincorporated Archuleta County, that certain code known as the *International Building Code*, 2015 Edition, including Appendix Chapters E, F, G and J, published by the ICC. Such Code and appendices are adopted by reference thereto the same as if set forth in length in this Section with the amendments, deletions, and additions as follows:

a) Section 1906.1 Scope, is amended to add the following:

All residential and commercial footers, stem walls and piers must have steel reinforcement as designed by a design professional and/or approved by the Building Official.

5. **International Energy Conservation Code:** There is hereby adopted by the Board, for the purpose of regulating and controlling the design and construction of buildings for the effective use of energy within unincorporated Archuleta County, that certain code known as the *International Energy Conservation Code*, 2015 Edition, published by the ICC, excluding the appendices thereto. Such Code is adopted by reference thereto the same as if set forth in length in this Section with the amendments, deletions, and additions as follows:

a) Section C402.1.3 Insulation component R-value-based method, is amended to add the following:

The following Table 6.13.4: Archuleta County Energy Prescriptive Path is added as an alternative to Table C402.1.3. Alternative paths may include energy calculations through ComCheck/ResCheck or other approved standard or compliance path. Table 6.13.4 is not all-inclusive; other paths and components not included could be taken from applicable provisions of Section 6.13 of this Article for compliance.

TABLE 6.13.4: ARCHULETA COUNTY ENERGY PRESCRIPTIVE PATH		
Area of Construction	Min. Specifications	Exceptions/Comments
Exterior walls – Below Grade	R-7.5	Exception – Use of insulated foam forms
Heated Slabs	R-15	
Floors	R-30	Exception – Filled cavity with minimum R-19
Walls	R-19	
Windows	Max U-Factor .32	
Sky Lights	Max U-Factor .55	
Roof	R-49	1" minimum soffit to ridge area ventilation

b) Table R402.1, Insulation and fenestration criteria, is amended to add the following:

The following Table 6.13.4: Archuleta County Energy Prescriptive Path is added as an alternative to Table R402.1. Alternative paths may include energy calculations through ComCheck/ResCheck or other approved standard or compliance path. Table 6.13.4 is not all-inclusive; other paths and components not included could be taken from applicable provisions of Section 6.13 of this Article for compliance.

TABLE 6.13.4: ARCHULETA COUNTY ENERGY PRESCRIPTIVE PATH		
Area of Construction	Min. Specifications	Exceptions/Comments
Exterior walls – Below Grade	R-7.5	Exception – Use of insulated foam forms
Heated Slabs	R-15	
Floors	R-30	Exception – Filled cavity with minimum R-19
Walls	R-19	
Windows	Max U-Factor .32	
Sky Lights	Max U-Factor .55	
Roof	R-49	1" minimum soffit to ridge area ventilation

c) Section R402.4 Air Leakage (Mandatory), also referenced as blower door test, delete.

d) Section R403.3.3 Duct Testing (Mandatory), delete.

e) Section R403.3.5 Building Cavities (Mandatory), delete.

6. **International Mechanical Code**: There is hereby adopted by the Board, for the purpose of regulating and controlling the design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances in unincorporated Archuleta County, that certain code known as the *International Mechanical Code*, 2015 Edition, published by the ICC, excluding the appendices thereto. Such Code is adopted by reference thereto the same as if set forth in length in this Section with the amendments, deletions, and additions as follows:

a) Section 901.3 Hazardous locations, is amended to add the following:

Propane units are prohibited below grade or in a crawl space.

7. **International Fuel Gas Code**: There is hereby adopted by the Board, for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within unincorporated Archuleta County, that certain code known as the *International Fuel Gas Code*, 2015 Edition, published by the ICC, excluding the appendices thereto. Such Code is adopted by reference thereto the same as if set forth in length in this Section with the amendments, deletions, and additions as follows:

a) Section 303.3 Prohibited locations-bathroom, Exception 3, delete.

b) Section 303.3 Prohibited locations-bedroom, Exception 4, delete.

c) Section 621 Unvented Room Heaters, is amended to read as follows:

Section 621.1 General, Unvented room heaters shall be prohibited.
Section 621.2 through 621.7, delete.

8. **International Existing Building Code**: There is hereby adopted by the Board, for the purpose of the use and reuse of existing buildings, while requiring reasonable upgrades and improvements. These upgrades and improvements, where applicable, are life-safety related and include the upgrading of fire protection systems, partial or complete enclosing of vertical openings, replacement of unsafe interior finishing, providing adequate means of egress and improving accessibility and the structural system within unincorporated Archuleta County, that certain code known as the *International Existing Building Code*, 2015 Edition, published by the ICC. Such Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this Section, including the outline of contents, index and appendices contained therein.

9. **International Swimming Pool and Spa Code**: There is hereby adopted by the Board, for the purpose of governing the design, construction, alteration, repair and

maintenance of swimming pools, spas, hot tubs and aquatic facilities and to safeguard the public health and safety within unincorporated Archuleta County, that certain code known as the *International Swimming Pool and Spa Code*, 2015 Edition, published by the ICC. Such Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this Section, including the outline of contents, index and appendices contained therein.

10. **Effective Date**. The effective date for the adoption of these codes shall be September 9, 2019.

APPROVED AND ADOPTED THIS 5th DAY OF SEPTEMBER, 2019

ATTEST:

Kristy Archuleta,
by Mary Nelmenski, Deputy Clerk

Kristy Archuleta, County Clerk & Recorder

ARCHULETA COUNTY ORGANIZED MAY 20 1885 COLORADO

Board of County Commissioners
Archuleta County, Colorado

Ronnie Maez, Chair