



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School Districts

Policy: 2018 ICC Building Code Adoption Seismic Category C

Date: 12/16/2020

The Routt County Regional Building Department has composed a Seismic Design Category C Policy to provide our Professionals with clear information on the adoption of the 2018 ICC International Residential Building Code and the 2018 ICC International Building Code respectively.

Through our Code Adoption Processes within each Jurisdiction including; Routt County, Town of Hayden, Town of Yampa, Town of Oak Creek, and City of Steamboat Springs it was voted and approved unanimously that all of Routt County will be considered a Seismic Design Category C in respect to both the IRC and IBC Design standards. No Jurisdictions in Routt County have Adopted nor Accepted the Seismic Design Category D designation that is showing in the 2018 IRC in Figure R301.2(2), nor have we adopted or accepted ASCE 7-16 Design Code Reference Document that will display properties as Seismic Category D designation. Please note, both the IRC Map and ASCE 7-16 will display certain properties as a Seismic Design Category D, the map in the 2018 IRC has a dark circle displaying this Seismic Category D designation that is centered over the City of Steamboat Springs, and extends outward into Rural Routt County approximately 17 mile total radius. When working within ASCE 7-16 using web link <https://seismicmaps.org/> You will find that properties located in the Town of Oak as an example, would be identified as a Seismic Design Category D designation, this would also be the case for any property you pulled up within the City of Steamboat Springs as well as an example. However, the Routt County Regional Building Department and all Jurisdictions we serve unanimously voted this down, and we refused to accept the Seismic Design Category D designation throughout all of Routt County.

Routt County Regional Building Department 2018 IBC Policy Amendment to Section 1613:

2018 IBC Section 1613 Earthquake Loads is hereby amended to read as follows:

1613.1 Scope. Every structure, and portion thereof, including nonstructural components that are permanently attached to structures and their supports and attachments, shall be designed and constructed to resist the effects of earthquake motion and accordance with ASCE 7, excluding Chapter 14 and Appendix 11A. The seismic design category for a structure is permitted to be determined in accordance with Section 1613 or ASCE 7.

Local Amendment: All properties within Routt County Incorporated and Unincorporated Jurisdictions have been adopted and approved to be a Seismic Design Category C designation through our Building Code Adoption Approval Processes. Structures shall be designed in accordance with our local amendment policy using a Seismic Design Category C designation as the base level design standard. When approved by the Structural Engineer of Record through review of the Geotechnical Soils Report and Soils Site Class, the Seismic Category may be reduced by the Engineer of Record based on the known Soils Site Class and in accordance with ASCE-7 and Chapter 16 of the IBC.

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Exceptions:

1. Detached one- and two-family dwellings, assigned to Seismic Design Category A, B or C, or located where the mapped short-period spectral response acceleration, SS , is less than 0.4 g.
2. The seismic force-resisting system of wood-frame buildings that conform to the provisions of Section 2308 are not required to be analyzed as specified in this section.
3. Agricultural storage structures intended only for incidental human occupancy.
4. Structures that require special consideration of their response characteristics and environment that are not addressed by this code or ASCE 7 and for which other regulations provide seismic criteria, such as vehicular bridges, electrical transmission towers, hydraulic structures, buried utility lines and their appurtenances and nuclear reactors.

Routt County Regional Building Department 2018 IRC Code Adoption

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is completed as follows:

- Ground Snow Load – Case Study Area contact the Building Department for Ground Snow Load Valuations per site.
- Climate Zone 7
- Wind Speed – 115 MPH (ultimate design wind speed)
- Topographic Effects – No
- Seismic Design Category – C Note: When approved by the Structural Engineer of Record through review of the Geotechnical Soils Report and Soils Site Class, the Seismic Category may be reduced by the Engineer of Record based on the known Soils Site Class and in accordance with ASCE-7 and Chapter 16 of the IBC.
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frost line Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design:
 - Outdoor Winter Design Dry-Bulb Temperature – -15°F (-26°C)
 - Indoor Winter Design Dry-Bulb Temperature: 70° F (21° C)
 - Coincident Wet Bulb: 56° F (13° C)
 - Heating temperature Difference: 85° F (29° C)
- Summer Design:
 - Outdoor Summer Design Dry-Bulb Temperature: 85° F (29° C)
 - Indoor Summer Design Dry-Bulb Temperature: 75° F (24° C)
 - Design Grains: Varies based on weather data Range: -35 to -55
 - Cooling Temperature Difference: 10° F (-12° C)
- Elevation: Varies Elevation by address can be found at:
https://elevation.maplogs.com/poi/routt_county_co_usa.12879.html
- Altitude Correction: Varies
 - 7,000' 0.77
 - 8,000' 0.75
 - 9,000' 0.72
 - 10,000' 0.69

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- 12,000' 0.63
- Latitude : 40° North
- Ice Shield Underlayment Required – Yes
- Flood Hazards – FIRM, February 4, 2005
- Air Freezing Index – Steamboat 2239
- Mean Annual Temperature – 40-45°F (4.5-7.2°C)
- Ground Snow Load Values are Governed by Routt County Regional Building Department based on geographic location. Please visit our home page and click on Ground Snow Load Values for site-specific information.

Sincerely,



Todd Carr, Building Official
Routt County Building Department



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Blower Door Policy on Sampling Testing for New Construction on Multi-Family Dwelling Complexes for Apartments or Condominiums

Policy Effective Date: 01/01/2019

The Routt County Regional Building Department has enacted a policy that will allow the Owner/Applicant to Perform the Blower Door Test per the 2015 IECC on only 25% of the total number of dwelling units within one Building, for all apartments or condominiums that have more than five units within one building. The below process must be done and completed in order to meet the requirements of this Policy, if the below requirements are not met than the Owner/Applicant is responsible to perform the Blower Door Test Per the 2015 IECC on all dwelling units within the building.

Policy Requirements:

- 1. The Owner/Applicant must test at minimum 25% of the total number of dwelling units within the building.**
- 2. The Building Department Staff will select the units that need to be tested, and inform the Owner/Applicant which units have been selected to be tested.**
- 3. The Owner/Applicant is responsible to have these specific units tested, and furnish the test results per unit to the Building Department per the requirements of the 2015 IECC to prove the units tested in accordance.**
- 4. The Test Results must be provided to the Routt County Regional Building Department, the Test shall only be performed by those professionals that meet our certification requirements attached to this Policy.**

Default Agreement to this Policy:

If any of the selected dwelling units out of the 25% shall fail on the first test attempt, then this Policy is no longer valid and is voided. The Owner/Applicant must then have a Blower Door Test completed on all of the dwelling units within this Building, and provide documentation and testing reports on all dwelling units to the Routt County Regional Building Department.

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Please take time to read the attached informational handout on who can perform Blower Door Testing and the required certifications the tester must possess in order to perform this test and furnish the report to the Routt County Regional Building Department.

Sincerely,

A handwritten signature in cursive script that reads "Todd Carr".

Todd Carr, Building Official

Routt County Regional Building Department



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Date: 01/22/2018

Subject: Blower Door Testing Requirements

Certification Requirements

The Routt County Regional Building Department under the 2015 Building Code Adoption is requiring blower door testing per; **Section R402.4.1.2 Testing** of the 2015 International Energy Conservation Code for all projects that lie within the boundaries of the City of Steamboat Springs.

The Routt County Regional Building Department will accept Blower Door Testing results from 3rd Party companies or individuals who are certified by either RESNET or BPI to perform this test. All certified installers shall include their certificates of certification along with the Blower Door Testing results or report to the Building Department. All reports can be emailed to Building@co.routt.co.us and we will review the report and place it on file with the associated permit record.

Sincerely,

A handwritten signature in black ink that reads 'Todd Carr'.

Todd Carr, Building Official

Routt County Regional Building Department

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Permit Number(s):

Foundation-Only Building Permit Submittal Requirements

Routt County Regional Building Department can approve and issue Foundation-Only Building Permits, the following submittal requirements at minimum need to be submitted with your permit application. Please also refer to our Application and Plan Review Permitting Process informational handout, which will provide additional detailed information on the below requirements and contact information per the AHJ's.

Special Note Under-Slab Work: Permits for Plumbing, Mechanical, Gas, Fire Sprinklers, and Electrical work will not be allowed to be issued during a Foundation-Only Building Permit and no under-slab work shall be performed until a full Building Permit is approved and issued. The following exceptions below are allowed for Electrical and Plumbing.

Exceptions:

1. Electrical Permit for temporary construction service only may be obtained.
2. Plumbing Permit for installation of the sanitary main and/or water main(s) may be obtained, this permit will only allow the lines to enter the building under or through the footing/foundation, and no further work beyond this will be allowed or inspected.

Foundation-Only Building Permit Required Submittal and Approvals

- Completed and Approved Site Plan meeting submittal requirements from the AHJ
- Completed and Approved Utility Plan meeting submittal requirements from the AHJ
- Completed and Approved Grade and Fill Permit Application meeting submittal requirements from AHJ.
- Completed and Approved Septic System and Well Permit where applicable from AHJ.
- Full Approval from Planning and Zoning Departments or AHJ meeting all submittal requirements.
- Completed Soils Report: Soil bearing capacity, including minimum dead load requirements.
- Lateral earth pressure for basement and retaining walls. (According to the submitted soils report.)
- Roof Design Snow Load. (Snow loads vary in the Routt County Region, please contact the building department office to verify the snow load for the area where you intend to build.)
- Floor design live loads. (40 p.s.f.)
- Wind design speed (115 m.p.h. according to the IRC & IBC) and exposure (either B or C) or Risk Category exception.
- Foundation material description and specifications.
- The location and size of piles and drilled caissons.
- The location and size of footings.
- The depth of footings, piles and drilled caissons.
- The location and size of all foundation walls and piers.
- The location, size, grade, and spacing of all reinforcing steel.
- Material and fasteners specifications for wood foundation systems.
- Anchor bolt size and spacing.

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- Framing anchors and connectors to be embedded in concrete or masonry.
- Concrete and masonry beam pocket locations and sizes.
- Concrete slab thickness and reinforcement.
- The location of exterior and interior columns, beams and girders, headers and lintels.
- Construction details and material specifications for columns, beams, girders, headers and lintels.
- The location of all exterior and interior bearing and shear walls.
- Bearing and shear wall construction details and material specifications.
- Floor construction details and material specifications.
- Roof construction details and material specifications.
- Exterior deck and porch construction details and material specifications.
- Structural load calculations for the entire building including wind, snow, live and dead loads.
- Height and area calculations
- Architectural elevations and sections

Foundation-Only Building Permit Fees: Routt County Regional Building Department does not provide any fee reduction for Foundation-Only Building Permits; all applicants must provide the total project valuation that would be entered for a normal Building Permit application. Plan Review Fees must be paid prior to the Plan Review process beginning, then all Building Permit Fees must be paid for prior to the issuance of the Foundation-Only Building Permit.

IBC Section 107.3.3 Phased Approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder’s own risk with the building operation and without assurance that a permit for the entire structure will be granted.

Foundation Plan Submittal Requirements:

The plans submitted by the applicant or professional consultant must be labeled as Foundation-Only Plans and have the Professionals Stamp/Seal on the plan set in order to be approved by the Routt County Regional Building Department.

Applicants Responsibilities and Risks:

The Foundation-Only Building Permit when issued by the Routt County Regional Building Department allows the applicant to proceed with the construction of the footings and foundation work as shown on the approved set of plans. The permit applicant understands no work beyond the foundation shall take place prior to receiving approval and issuance of a full Building Permit. The permit applicant is proceeding at their own risk with no assurance that a full Building Permit will be granted. Any changes, alterations, or addendums that are submitted or required to the building plans after the issuance of the Foundation-Only Building Permit could potentially affect the pre-approved work area. Any necessary changes or alterations to the existing foundation work will be the applicant’s responsibility to complete in accordance with the new approved submitted plans.

Permit Applicant Signature: _____ Date: _____

Building Official Signature: _____ Date: _____

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Routt County Building Department Residential Private Garage Floor Drain Policy

Date: 04/01/2020

Subject: Residential Private Garage Floor Drain Policy per Jurisdiction

The Routt County Building Department has developed the following Policies that are effective on all New Permits submitted to the Building Department as of April 1st, 2020. This Policy outlines the regulations per Jurisdiction on private residential garage floor drains throughout Routt County, please take time to review each specific Jurisdiction Requirements for Garage Floor Drains.

City of Steamboat Springs and Mount Werner Water and Sanitation District Policy

Effective Date: 04/01/2020 for all new submitted permits

- **Garage Floor Drains are not allowed to be Day-lighted when working within the City of Steamboat Springs.**
- **All Garage Floor Drains must be connected to the Building Sanitary Drain System, or be installed in accordance with the Building and Plumbing Codes effective at the time of Permit Issuance.**
- **Plant Investment Fees are applicable and must be paid to the Jurisdiction Having Authority over the Water and Sanitation System.**

Option 1: SECTION R309 GARAGES AND CARPORTS

- **R309.1 Floor surface. Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.**

Option 2: Install a Floor Drain and Connect to the Building Sanitary Drain System

- **You may choose to install a Floor Drain within the Garage, if you choose this pathway to compliance then you must Install the Floor Drain per the Adopted Building/Plumbing Code and connect it to the main Building Drain System. PIF fees must be paid to the Jurisdiction Having Authority and the drains shall be shown on the Floor Plans for review. The Building Department will perform all Plumbing Inspections as we do for the rest of the Building.**

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Town of Yampa District Policy

Effective Date: 04/01/2020 for all new submitted permits

- Garage Floor Drains are not allowed to be Day-lighted when working within the Town of Yampa.
- All Garage Floor Drains must be connected to the Building Sanitary Drain System, or be installed in accordance with the Building and Plumbing Codes effective at the time of Permit Issuance.
- Plant Investment Fees are applicable and must be paid to the Jurisdiction Having Authority over the Water and Sanitation System.

Option 1: SECTION R309 GARAGES AND CARPORTS

- **R309.1 Floor surface.** Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Option 2: Install a Floor Drain and Connect to the Building Sanitary Drain System

- You may choose to install a Floor Drain within the Garage, if you choose this pathway to compliance then you must Install the Floor Drain per the Adopted Building/Plumbing Code and connect it to the main Building Drain System. PIF fees must be paid to the Jurisdiction Having Authority and the drains shall be shown on the Floor Plans for review. The Building Department will perform all Plumbing Inspections as we do for the rest of the Building.

Town of Oak Creek District Policy

Effective Date: 04/01/2020 for all new submitted permits

- Garage Floor Drains can be installed and connected to the Building Sanitary Drain System, or they may be Day-Lighted. See below regulations applicable to each option.

Option 1: Connected to the Building Sanitary System Regulations

- Floor Drains connected to the Building Sanitary Drain System must be installed in accordance with the Building and Plumbing Codes effective at the time of Permit Issuance.
- Plant Investment Fees if applicable and must be paid to the Jurisdiction Having Authority over the Water and Sanitation System.
- The Town of Oak Creek Regulations require all private residential garage floor drains to have a Sand/Oil Separator installed within the drain system prior to discharge to the main sanitary line.

Option 2: Sloped Garage Floor per Building Code

- **R309.1 Floor surface.** Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Option 3: Install a Garage Floor Drain System to Daylight

- The Town of Oak Creek will allow you to install a Garage Floor Drain and Daylight this pipe, however the Town Regulations will required you to install a Sand/Oil Separator in line prior to

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the discharge pipe exiting the building. The Town of Oak Creek will be responsible for all installation requirements and inspections on this type of Floor Drain Installation including all drain pipe, materials, joints, depths of pipe installation, and the installation of the Sand/Oil Separator as well.

- The Building Department will only inspect and require the garage floor to be properly sloped to the floor drain(s) installed within the garage floor. No Plumbing Inspections will be done by the Building Department.

Town of Hayden District Policy

Effective Date: 04/01/2020 for all new submitted permits

- The Town of Hayden will not allow Private Residential Garage Floor Drains to be connected to the Sanitary System, all private residential garage floor drains must be day-lighted inside the Town of Hayden.
- All Contractors must contact the Town of Hayden Public Works Department for approval on the location of the day-lighted garage floor drain pipe in terms of where this pipe will be allowed to run underground, and where the pipe will be allowed to be day-lighted as well.
- Routt County Building Department: The Building Department would only inspect and require the garage floor to be properly sloped to the floor drain(s) installed within the garage floor. No Plumbing Inspections will be done by the Building Department.

Rural Un-Incorporated Routt County District Policy

Effective Date: 04/01/2020 for all new submitted permits

- Garage Floor Drains can be installed and connected to the Building Sanitary Drain System, or they may be day-lighted. See below regulations applicable to each option.

Option 1: Connected to the Building Sanitary System Regulations

- Floor Drains connected to the Building Sanitary Drain System must be installed in accordance with the Building and Plumbing Codes effective at the time of Permit Issuance.

Option 2: Sloped Garage Floor per Building Code

- R309.1 Floor surface. Garage floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

Option 3: Floor Drains can be Day-lighted to the Exterior

- Routt County Building Department: The Building Department would only inspect and require the garage floor to be properly sloped to the floor drain(s) installed within the garage floor. No Plumbing Inspections will be done by the Building Department.

Note: The Garage Floor Drain piping must be installed independent of all other piping systems when day-lighted and is not allowed to be connected to the Foundation Drain piping on all projects.

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**CITY OF STEAMBOAT SPRINGS, COLORADO
ORDINANCE NO. _____**

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE, 2018 EDITION, INCLUDING APPENDIX CHAPTERS C, E, AND J; INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION INCLUDING APPENDIX CHAPTERS B, C, E, F, & Q; INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION; NATIONAL ELECTRICAL CODE as Adopted by the State of Colorado Electrical Board; INTERNATIONAL MECHANICAL CODE, 2018 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION; INTERNATIONAL PLUMBING CODE, 2018 EDITION; INTERNATIONAL FUEL GAS CODE, 2018 EDITION; INTERNATIONAL PROPERTY MAINTENANCE CODE 2018 EDITION, REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Steamboat Springs has previously adopted the International Family of Codes and all related technical codes; and

WHEREAS, the City Council finds that it is necessary to amend certain portions of these previously adopted codes in order to more efficiently and effectively implement these codes in the City; and

WHEREAS, the City Council finds the fees set forth in Chapter 5, Article I, Section 5-25 of the City's Revised Municipal Code are reasonable and necessary to cover the expected normal costs of plan review and inspection associated with the permits in question; and

WHEREAS, the Routt County Regional Building Department Oversight Committee has reviewed and recommended their adoption; and

WHEREAS, the Building Official has reviewed the new codes and recommends their adoption; and

WHEREAS, the City Council wishes to adopt current building codes and amend such codes as deemed necessary in the interest of public health, welfare, and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

SECTION 1. Sections 5-2, 5-3, 5-4, 5-5, 5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, 5-13, 5-16, 5-17, 5-18, 5-19, 5-20, and 5-21 of the Steamboat Springs Revised Municipal Code

shall be repealed in their entirety. From and hereafter the effective date of this Ordinance, Sections 5-2, 5-3, 5-4, 5-5, 5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, 5-13, 5-16, 5-17, 5-18, 5-19, 5-20, and 5-21 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-2. - International Building Code - Adoption.

There is hereby adopted by the City, 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 the City, that certain code known as the International Building Code, 2018 Edition, including Appendix Chapters C and J, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Section 5-3. - International Building Code - Amendments and Deletions.

The International Building Code, 2018 Edition, is subject to the following amendments and deletions:

Section 101.1 Title. These regulations shall be known as the Building Code of Steamboat Springs Colorado, hereinafter referred to as “this code.”

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official.

Section 105.2 Work exempt from permit, Item 2 – is amended to read as follows:

2. - Fences not over 6’ (1829mm)

Section 105.5 Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit requests shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed, the

Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved, a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes, and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section 107 Submittal Documents, [A] 107.1 General Amended to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Section 109.3.1 Construction Use Tax Valuation

Estimated construction use tax shall be collected by the Building Department at the time of Building Permit Application submittal. A construction use tax valuation shall be provided by the permit applicant in accordance with the City's use tax as codified in Chapter 22 of the Revised Municipal Code. The City may review the valuation and if it is determined that the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the City and the Building Department.

Section 901.1 Scope, is amended to add a second paragraph as follows:

The fire code official shall have the authority to adopt additional standards for fire protection systems subject to applicable provisions of State statutes and home rule charter.

Section 903.2.8 Group R, is amended to add the following exception:

EXCEPTION: An automatic sprinkler system is not required in multi-use buildings, two stories or less with no more than 2 dwelling units, and an automatic and manual fire alarm system is installed in accordance with NFPA 72. Sprinkler systems required by other sections and other codes must still be provided.

Section 907.2.1 Group A, Exception, is hereby deleted.

Section 907.2.2 Group B, Exception, is hereby deleted.

Section 907.2.4 Group F, Exception, is hereby deleted.

Section 907.2.7 Group M, Exception 2, is hereby deleted.

Section 907.2.8.1 Manual fire alarm system, Exception 2, is hereby deleted.

Section 907.2.9.1 Group R-2, Exception 2, is hereby deleted.

Section 1011.2 Width and capacity. is amended to read as follows:

The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 48 inches (1219 mm). See Section 1009.3 for accessible means of egress stairways.

Section 1011.2 Width and capacity. Exception 1, is amended to read as follows:

1. Stairways serving one individual dwelling unit in Group R, Division 1 or 2, or serving Group U Occupancies may be 36 inches (914 mm) in width.

Section 1206.2 Air-borne sound, The first sentence of this section is amended to read as follows:

Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 49 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90.

Section 3202.2 Encroachments above grade and below 8 feet in height, is amended to read as follows:

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Section 3202.2.2 and 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

Section 3202.2.1 Steps, is hereby deleted.

Section 3202.2.2 Architectural features, is amended to read as follows:

Columns, pilasters, moldings, bases, belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

Section 3202.2.3 Awnings, canopies, marquees and signs, is amended to read as follows:

Awnings, canopies, marquees and signs shall be supported entirely by the building and constructed of noncombustible materials or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction. Awnings, canopies, marquees and signs shall not extend more than 4 feet (1220 mm) from the building.

Section 3202.3.3 Encroachments 15 feet or more above grade, is hereby deleted.

Appendix Section J102 Definitions. WELL is added to read as follows:

WELL. A water well.

Appendix J Section J103.1 Permits Required, is amended to read as follows:

J103.1 Permits required. Except as exempted in Section J103.2, no grading shall be performed without first having obtained a permit therefor from the building official. A grading permit does not include the construction of retaining walls or other structures. For activities that result in land disturbance of greater than or equal to one acre or that is less than one acre, but is part of a larger common plan of development or sale that would disturb, or has disturbed one acre or more, unless the disturbed areas have been finally stabilized, no exemption is granted even for those activities listed in Section J103.2

Appendix J Section 103.2 Exemptions, is amended to read as follows:

J103.2 Exemptions.

A grading permit is not required for land disturbing activities associated with installation and maintenance of public infrastructure conducted by a public agency or utility service provider as long as the entity performing the work has applied for and received approval of a Construction Stormwater Permit.

A grading permit shall not be required for the following activities if they disturb less than one acre per section J103.1 above:

1. Grading in an isolated, self-contained area, provided there is no danger to the public and that such grading will not adversely affect adjoining properties.
2. Excavation for construction of a structure permitted under this code.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or trenches for utilities.
6. Mining, quarrying, excavating, processing or stockpiling rock, sand, gravel, aggregate or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.

8. If the excavation or fill work **does not** include any of the following conditions:
1. Excavation or fill work across property lines.
 2. Addition or Removal of fill depths greater than 1-foot anywhere.
 3. Work within a future potential location for structures or buildings.
 4. Alteration of drainage courses.
 5. Creating slopes steeper than 2 horizontal to 1 vertical.
 6. Creating depressions that can be considered a retention pond.
 7. Work within a FEMA Regulatory Flood Area.

Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Chapter 36 Construction Management, is added to read as follows.

Section 3601 Purpose. Application, and Scope. The requirements set forth in this chapter shall apply to the management and maintenance of all construction sites during construction. Requirements listed are the minimum allowed, and additional measures may be necessary based on site specific conditions. Permit submittals shall comply with applicable city Engineering Standards.

Section 3602 Construction Access. Access to construction sites shall not adversely affect existing traffic patterns or access to adjacent properties. Construction access shall be limited to the approved access shown on the construction site management plan (CSMP). Construction access shall be installed in accordance with the Engineering Standards of the City of Steamboat Springs. At a minimum, an approved all weather surface shall be applied to areas where construction vehicles or heavy equipment must repeatedly pass or where emergency access lanes must be maintained.

Section 3603 Construction Fencing. Construction sites within CY, CO, CN, RR@, G1, G2 use classification and PUDs adjacent to the aforementioned must use a green-screen fence to mitigate the visual impact of storage and construction. Fences shall extend the entire perimeter of the building site and each end shall be returned to the building line. Openings in such fences shall be protected by doors which normally are kept closed. Green Screening shall be installed in a manner to provide adequate site distance at alley ways and intersections.

Section 3604 Work Zone Traffic Control

Right-Of-Way (ROW) Obstructions. As part of any issued building permit or grade and fill permit, a ROW permit must be obtained for the following applicable construction activities: Obstruction of a travel lane, public parking, and/or public sidewalk/trail located within a public right-of-way or easement. A ROW permit application shall be submitted to the Public Works Department. Any such obstruction permit application for the applicable activity shall include a diagram that shows a traffic control plan in

conformance with the most current version of the Manual on Uniform Traffic Control Devices

Pedestrian Protection. Protection of pedestrians during construction or demolition shall be provided as required by Section 3303. ADA requirements must be met during all phases of construction.

Section 3605 Environmental Controls. At a minimum, the following environmental control measures shall be implemented and maintained during the course of construction in addition to the requirements of the Steamboat Springs Community Development Code (Chapter 26 of the Revised Municipal Code) and Article IV of Chapter 20 of the Revised Municipal Code:

1. No person shall discharge or cause to be discharged pollutants including sediment and trash into the City Municipal Separate Storm Sewer System (MS4) or other watercourse.
2. Public or private streets and alleys must be kept free of pollutants including sediment and trash.
3. All stormwater discharges from construction sites must be controlled through the use of properly installed, operated and maintained control measures to prevent pollutants including sediment and trash from entering the City's MS4 and other surface waters within City limits.
4. Control measures must be selected, designed, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. Control measure(s) must be adequate to contain or filter flows in order to prevent the bypass of flows without treatment and must be appropriate for stormwater runoff from disturbed areas and for the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow)
5. Control Fugitive dust control measures shall be applied as necessary to minimize dust from construction operations to prevent airborne dust from dispersing into the atmosphere.
6. Areas under the owner and operators' control shall be free of extraneous debris. The owner and operator are responsible for preventing the accumulation of debris at the construction site, storage and parking areas or along access roads and haul routes. Trash receptacles shall be provided on-site and employees shall be instructed to use them at all times during the course of construction.
7. The contamination of soil, water or atmosphere by discharge of noxious substances from effluents, chemicals or other such substances adjacent to streams or in sanitary or

storm sewers shall be prevented. Contaminated earth shall be properly disposed of offsite and replaced with suitable compacted fill and topsoil.

8. Owner and Operator are responsible for installing, maintaining, and modifying temporary erosion and sediment control measures during construction to prevent release or the potential of release of pollutants from the project site.

9. Existing vegetation shall be maintained and preserved to the maximum extent practicable.

Section 3606 Temporary Construction Facilities. Temporary utilities required for construction shall be removed on completion of work. Materials must be adequate in capacity for required usage, must not create unsafe conditions and must not violate requirements of applicable codes and standards.

Adequate temporary sanitary facilities for all workmen shall be provided (at least one water closet or portalet chemical toilet and one urinal for each thirty (30) workers). These facilities shall be kept in a clean and sanitary condition throughout the duration of the work.

Sites are required to provide adequate parking onsite or attain approved offsite location to accommodate workers.

Temporary Cranes erected for the purposes of execution of construction activities shall not encroach into or over public right of way without application and approval of a ROW permit.

Section 3607 Construction Site Cleanup. Periodic cleaning shall be done to keep the site and adjacent properties free from accumulations of pollutants including trash and construction debris. Upon completion of the project or any phase of a project, temporary materials, equipment, facilities and services shall be removed. This shall occur prior to issuance of the Certificate of Occupancy. Any damage caused by construction, or installation, or use of temporary facilities shall be repaired prior to CO or sooner if required.

Section 3608 Construction Site Management Plan (CSMP). Prior to the issuance of a building permit or grade and fill permit any commercial, multi-family, mixed-use, industrial or multi-lot single-family project must complete an approved CSMP. Single-family duplex or other projects may also be required to submit a CSMP upon the City's request. A CSMP shall be submitted with the building permit application, and shall contain the following:

1)Erosion and Sedimentation Control Plan

2)Site Construction Facilities

3)Parking

4)External Traffic Control Plan

5)Internal Traffic Control Plan

6)CSMP Standard Notes: See handout or www.steamboatsprings.net (public works)

The CSMP shall be updated as needed to reflect current site conditions and requirements.

* Specific requirements of the CSMP are detailed on the City Construction Site Management Plan Handout and within the City Engineering Standards. (Available at the Routt County Regional Building Department and Steamboat Springs City Hall, 137 10th Street, Steamboat Springs, Colorado.)

Section 3609 Stormwater Management Plans (SWMP). Prior to the issuance of a building permit or grade and fill permit for any “Applicable Construction Activities” as defined below, the project must submit and receive approval from the director of public works or designee of a Construction Stormwater Permit and complete an approved SWMP.

Applicability & Definitions:

- “Applicable construction activities” include construction activities that result in a land disturbance of greater than or equal to one acre or that is less than one acre, but is part of a larger common plan of development or sale that would disturb, or has disturbed since March 2, 2001, one acre or more, unless the disturbed areas have been finally stabilized.
- “Construction activity” refers to ground surface disturbing and associated activities (land disturbance), which include, but are not limited to, clearing, grading, excavation, demolition, installation of new or improved haul roads and access roads, staging areas, stockpiling of fill materials, and borrow areas. Activities that include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility are not considered construction activities. Activities to conduct repairs that are not part of regular maintenance and activities that are for replacement are considered construction activities and are not considered routine maintenance. Repaving activities where underlying or surrounding soil is cleared, graded, or excavated as part of the repaving operation are construction activities. Construction activity occurs from initial ground breaking to final stabilization regardless of ownership of the construction activities.
- “Common plan of development or sale” is a contiguous area where multiple separate and distinct construction activities may be taking place at different

times on different schedules, but remain related. “Contiguous” means construction activities located in close proximity to each other (within ¼ mile).

- “Control measures” are any best management practice or other method used to prevent or reduce the discharge of pollutants to waters of the state. Control measures include, but are not limited to best management practices.
- “Final stabilization” is the condition reached when all ground surface disturbing activities at the site have been completed, and for all areas of ground surface disturbing activities a uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.
- “Land disturbing activity” is any activity that results in a change in the existing land (both vegetative and non-vegetative). Land disturbing activities include, but are not limited to clearing, grading, excavation, demolition, installation of new or improved haul roads and access roads, staging areas, stockpiling of fill materials, and borrow areas. Compaction that is associated with stabilization of structures and road construction must also be considered a land disturbing activity.
- “Pollutant” is any substance that is harmful to humans, animals, public health, the environment, or that can degrade the quality of receiving waters, cause the receiving waters to violate the stream standards established by the State of Colorado, or affect beneficial uses of water. The term includes, but is not limited to, sediment, trash, dredged spoil, rock, sand, silt, incinerator residue, ash; solid waste; sewage; wastes from industrial, commercial, domestic or agricultural sources; litter, garbage or food waste; landscaping materials, lawn clippings, leaves, branches or other landscaping and yard debris; medical waste; wrecked or discarded equipment; radioactive materials; wastes that contain bacteria, viruses and other pathogens that pose a threat to human health; pet wastes; heat, surfactants, soaps, and cleaning products and wastes and residues from washing operations, including those that are biodegradable; oil and grease, petroleum hydrocarbons and antifreeze; metals; and toxic or hazardous wastes as defined by federal, state, or local laws and regulations, including biocides and pesticides.
- “Qualified Stormwater Manager” An individual knowledgeable in the principles and practices of erosion and sediment control and pollution prevention, and with the skills to assess conditions at construction sites that could impact stormwater quality and to assess the effectiveness of stormwater controls implemented to meet the requirements of this permit.

- “Stormwater” is precipitation runoff, snow melt runoff, and surface runoff and drainage.

Stormwater Management Plan (SWMP) requirements for all applicable construction activities:

- Permittees must develop and maintain a SWMP that locates (if applicable) and identify all structural and non-structural control measures for the applicable construction activities listed above. The site plan(s) must contain installation and implementation specifications or a reference to the document with installation and implementation specifications for all structural control measures. A narrative description of non-structural control measures must be included in the SWMP. The SWMP shall be kept on-site at all times and available to inspectors.

Control Measure Requirements:

- Appropriate control measures must be implemented prior to the start of construction activity, must control potential pollutants during each phase of construction, and must be continued through final stabilization. Appropriate structural control measures must be maintained in operational condition.
- Control measures must be selected, designed, installed, implemented, and maintained to provide control of all potential pollutants, such as but not limited to sediment, construction site waste, trash, discarded building materials, concrete truck washout, chemicals, sanitary waste, and contaminated soils in discharges to the MS4. At a minimum pollutant sources associated with the following activities (if part of the applicable construction activity) must be addressed:
 - 1) Land disturbance and storage of soils
 - 2) Vehicle tracking
 - 3) Loading and unloading operations
 - 4) Outdoor storage of construction site materials, building materials, fertilizers, and chemicals
 - 5) Bulk storage of materials
 - 6) Vehicle and equipment maintenance and fueling
 - 7) Significant dust or particulate generating processes
 - 8) Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, and oils
 - 9) Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment
 - 10) Dedicated asphalt and concrete batch plants.
 - 11) Other areas or operations where spills can occur.

12) Other non-stormwater discharges including construction dewatering not covered under the Construction Dewatering Discharges general permit and wash water that may contribute pollutants to the Municipal Separate Storm Sewer (MS4).

Final Stabilization Requirements:

- Certificate of Occupancy (C.O.) or Certificate of Approval (C.A.) shall not be issued until Final Stabilization is met unless a development agreement is established according to the Community Development Code to allow issuance of C.O. absent Final Stabilization.

Appendix Section J103.3 Grade and Fill Permit fees, is added to read as follows:

Payment of fees. A permit shall not be valid until the fees prescribed in accordance with the schedule as established by the City Manager, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

Schedule of permit fees. On Grade and Fill Permits, a fee for each permit shall be paid as required, in accordance with the schedule as established by the City Manager.

Chapter 37 Floodplain Construction Standards

Section 3701 Purpose, Application and Scope.

The provision of this chapter are intended to promote public safety and welfare by reducing the risk of flood damage in the regulatory floodplain. All buildings and structures erected in the regulatory floodplain shall conform to the requirements set forth in this chapter.

Section 3702 Definitions. For the purpose of this chapter, certain terms are defined as follows:

Base Flood Elevation is the crest elevation in relation to mean sea level (using National Geodetic Vertical Datum) expected to be reached during a flood which encompasses the regulatory floodplain, as identified in the February 4th, 2005 Routt County Flood Insurance Rate Map and Flood Insurance Study.

Breakaway Walls are any type of walls, using approved materials, which are not part of the structural support of the building and which are so designed as to break away without damage to the structural integrity of the building or structure on which they are used.

FLOODPLAIN is land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland waters and the accumulation of runoff of surface waters from snowmelt or rainfall as identified in the February 4th, 2005 Routt County Flood Insurance Rate Map and Flood Insurance Study.

FLOODPROOFING is structural changes or adjustments incorporated in the design or construction of a building so as to make the building watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy for the reduction or elimination of flood damages.

HIGH HAZARD AREA is an area within the regulatory floodplain which is subject to high-velocity waters.

MSL is mean sea level.

REGULATORY FLOODPLAIN is the area of the floodplain identified on the official floodplain map as identified in the February 4th, 2005 Routt County Flood Insurance Rate Map and Flood Insurance Study along with the water surface profile of the base flood elevation. (Note: The base flood elevation profile and regulatory floodplain is normally the 100-year frequency flood.)

Section 3703 Elevation Standards.

1. The lowest floor, including basement, shall be located at least one (1) foot above the base flood elevation in the following buildings:

1.1 Group R Occupancies, including manufactured homes.

1.2 All other occupancy groups, as identified in Chapter 3, except that a building in this category need not meet this requirement if the building and its utility and sanitary facilities are floodproofed at least one foot above the base flood elevation in accordance with approved floodproofing methods.

2. In high hazard areas the lowest portion of structural members of the lowest floor (excluding columns, freestanding pilings and diagonal bracing attached to pilings) of all construction shall be located at least one (1) foot above the base flood elevation.

Section 3704 Anchoring Standards.

1. Structural systems of buildings and structures shall be constructed, connected and anchored by approved methods to prevent floatation, collapse or permanent lateral dislocation of the structure.

2. In high hazard areas all construction shall be supported by anchored pilings, columns or other approved methods providing equivalent stability and shall be anchored in an approved manner. The Building Official may require plans, signed by a registered engineer or architect, to be submitted on the anchoring and support system documenting its ability to withstand the water velocity and wave wash associated with the regulatory flood.

3. Buildings and structures shall not be supported by fill material.

Section 3705 Construction and Materials.

1. All construction and building service equipment located below the base flood elevation shall be protected by approved materials constructed to resist flood damage.

2. Nonresidential construction, other than in high hazard areas, located below the base flood elevation in accordance with Section M-3.0(a)2 shall meet the following standards:

2.1 Floodproofing shall comply with classification standards FP1 and FP2, contained in the U.S. Army Corps of Engineers "Floodproofing Regulations", dated June 1972, or other approved methods; and

2.2 A registered professional engineer shall certify that the floodproofing has been designed to withstand the flood depths, pressure, velocities and the impact of uplift forces associated with the regulatory flood at the location of the building.

3. In high hazard areas breakaway walls are permitted below the base flood elevation provided:

3.1 Such walls are constructed with approved materials.

3.2 Such walls are not a part of the structural support of the building.

3.3 Such walls are designed so as to break away without damage to the structural integrity of the building on which they are to be used.

3.4 Such enclosed space shall not be designed for human habitation.

Section 3706 Records and Certifications.

1. The building permit shall include the required elevation (MSL) and actual elevation (MSL) of the lowest floor (including basement). The required elevation (MSL) shall be provided to the contractor or builder upon issuance of the permit. A FEMA Elevation Certificate shall be required prior to issuance of a building permit and based on construction drawings. A FEMA Elevation Certificate shall be required prior to issuance of a Certificate of Occupancy and based on finished construction.

2. The certifications required for floodproofing or structural support anchoring shall be attached to the master building permit copy.

3. All elevation, floodproofing and structural support anchoring certifications shall be permanently maintained by the Floodplain Administrator.

Sec. 5-4. - International Residential Code – Adoption.

There is hereby adopted by the City, 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 one and two-family dwellings within the City, that certain code known as the International Residential Code, 2018 Edition, including Appendix Chapters E and Q, published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-5. - International Residential Code – Amendments and Deletions.

Section R103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section R105.2 Work exempt from permit is amended to read:

Building:

1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.5 m²) and wall height does not exceed 11’4” total height from finished floor to top of plate.
2. Fences not over 6’ (2134 mm)

Section R105.5 Expiration is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit request shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the

Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section R106 Construction Documents is amended to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Section 108.3.1 Construction Use Tax Valuation

Estimated construction use tax shall be collected by the Building Department at the time of Building Permit Application submittal. A construction use tax valuation shall be provided by the permit applicant in accordance with the city's use tax code in Chapter 22 of the Revised Municipal Code. The City and county may review the valuation and if it is determined that the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the City and the Building Department.

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is completed as follows:

- Ground Snow Load – Case Study Area view the Routt County Regional Building Department website for Ground Snow values for your specific site.
<https://routtgis.maps.arcgis.com/apps/webappviewer/index.html?id=df84ded7ab1b4de39a9f68dd7d05a3a0>
- Climate Zone 7
- Wind Speed – 115 MPH (ultimate design wind speed)
- Topographic Effects – No
- Seismic Design Category – C: When approved by the Structural Engineer of Record through review of the Geotechnical Soils Report and Soils Site Class, the Seismic Category may be reduced by the Engineer of Record based on the known Soils Site Class and in accordance with ASCE-7 and Chapter 16 of the IBC.
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frost line Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design:
 - Outdoor Winter Design Dry-Bulb Temperature – -15°F (-26°C)
 - Indoor Winter Design Dry-Bulb Temperature: 70° F (21° C)
 - Coincident Wet Bulb: 56° F (13° C)
 - Heating temperature Difference: 85° F (29° C)
- Summer Design:
 - Outdoor Summer Design Dry-Bulb Temperature: 85° F (29° C)
 - Indoor Summer Design Dry-Bulb Temperature: 75° F (24° C)
 - Design Grains: Varies based on weather data Range: -35 to -55
 - Cooling Temperature Difference: 10° F (-12° C)
- Elevation: Varies Elevation by address can be found at:
https://elevation.maplogs.com/poi/routt_county_co_usa.12879.html
- Altitude Correction: Varies
 - 7,000' 0.77
 - 8,000' 0.75
 - 9,000' 0.72
 - 10,000' 0.69
 - 12,000' 0.63
- Latitude : 40° North
- Ice Shield Underlayment Required – Yes
- Flood Hazards – FIRM, February 4, 2005
- Air Freezing Index – Steamboat 2239
- Mean Annual Temperature – 40-45°F (4.5-7.2°C)
- Ground Snow Load Values are Governed by Routt County Regional Building Department based on geographic location. Please visit our home page and click on Ground Snow Load Values for site-specific information.

Section R311.7.8 Handrails. amended to read as follows adding exception:

Exception: A Handrail shall not be required if you have four total risers and the total vertical drop from top of treads, landing, or floor level is not greater than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open sides.

Section R313 Automatic fire sprinkler systems, is hereby deleted.

Section R325.6 Item 3 is amended to read as follows:

3. The occupiable attic space is enclosed by the roof assembly above intersecting and connecting directly to the top of the floor-ceiling assembly on the story below with a maximum vertical height on the sides from the top of finished floor-ceiling assembly to top of finished roof deck to be no more than 20” tall.

Section R408.3 Unvented Crawl Space amended to read as follows adding item 2.5

2.5 Ventilation Equipment installed under 2.1 and 2.2 may operate intermittently for a minimum of 1-hour for every 24-hour period, if exhaust only system is installed in accordance with 2.1, or when a dedicated HRV/ERV fan is installed to serve only the crawl space area under section 2.2.

Section R601.2 Requirements, is amended to read as follows:

Wall construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R602.10.8.2 Connections to roof framing Item 1, is amended to read as follows:

For SDC A, B and C and wind speeds less than 100 miles per hour (45 m/s), where the distance from the top of the rafters or roof trusses and perpendicular top plates is 15.25 inches (387mm) or less, the rafters or roof trusses shall be connected to the top plates of braced wall lines in accordance with Table 602.3(1) and with blocking in accordance with Figure R602.10.8.2(1). Blocking shall be attached to top plate per Table 602.3(1).

Section R703.8.3 Lintels, is amended to read as follows:

Masonry veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of noncombustible materials. The lintels shall have a length of bearing not less than 4 inches (102mm). Steel lintels

over openings or steel lintels that are less than 4 inches (102mm) above finished grade shall be coated with a rust-inhibitive paint, except for lintels made of corrosion resistance steel or steel treated with coating to provide corrosion resistance. Construction of openings shall comply with either Section R703.8.3.1 or 703.8.3.2.

Section R801.2 Requirements, is amended to read as follows:

Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All Tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R1004.4 Unvented gas log heaters, is hereby deleted.

Chapter 11 Energy Efficiency is hereby deleted and replaced with the following:

N1101.1 Scope:

This chapter governs the design and construction of buildings for energy efficiency.

N1101.1.1 Criteria:

Buildings shall be designed and constructed in accordance with the International Energy Conservation Code Residential requirements.

Section G2406.2 (303.3) Prohibited locations. Exception 3, is hereby deleted.

Section G2406.2 (303.3) Prohibited locations. Exception 4, is hereby deleted.

Section G2406.2.1 (303.7) Liquid propane gas appliance in a pit or basement

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. A listed propane gas detector with alarm shall be installed. A listed solenoid gas valve shall be installed on the gas line that supplies all propane appliances located in the basement or pit. Upon detection of gas an alarm shall sound and the solenoid gas valve shall close.

Section G2420.5.3 (409.5.3) Located at manifold, is hereby deleted.

Section G2433 (603) Log Lighters, is hereby deleted.

Section G2445.2 (621.2) Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section G2445.7 (621.7) Unvented decorative room heaters, is hereby deleted.

Section G2445.7.1 (621.7.1) Ventless firebox enclosures, is hereby deleted.

P2503.5.1 Rough Plumbing amended to read as follows:

DWV systems shall be tested on completion of the rough piping installation by water or by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

Section P2604.2 Water service installation amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by the City. No exceptions.

P2503.7 Water-supply system testing amended to read as follows:

Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

Section P3011 Indirect/Special Waste

P3011 Neutralizing device required for corrosive wastes.

Corrosive liquids, spent acids or other harmful chemicals that destroy or injure a drain, sewer, soil or waste pipe, or create noxious or toxic fumes or interfere with sewage treatment processes shall not be discharged into the plumbing system without being thoroughly diluted, neutralized or treated by passing through an approved dilution or neutralizing device. Such devices shall be automatically provided with a sufficient supply of diluting water or neutralizing medium so as to make the contents noninjurious before discharge into the drainage system. The nature of the corrosive or harmful waste and the method of its treatment or dilution shall be approved prior to installation.

Section P3005.2.10 Cleanout access. Exception Added to read as follows:

Exception:

1. Access shall not be required to One (1) Sanitary Test-Tee Cleanout per building where installed below grade and within the building envelope. The Clean-Out Plug must be installed in accordance with Section 3005.6 and permanently glued prior to backfilling.

Chapter 34 General Requirements.

Section E3401.1 Applicability, is National Electric Code currently adopted by State of Colorado.

Chapter 44 REFERENCED STANDARDS, ICC 400-2012 Standard on the Design and Construction of Log Structures, is hereby amended to read as follows:

Where the standard provides satisfactory information for construction of log structures, Section 305.4 Thermal mass effect of log walls shall be evaluated in accordance with IECC Section R402.2.5 Mass walls or similar provisions in ICC 400-2007.

SECTION AQ106 Energy Conservation amended to add AQ106.1

AQ106.1 Tiny Homes constructed under Appendix Q shall follow Chapter 4 of the 2018 International Energy Conservation Code for Energy Code Compliance.

Sec. 5-6. - International Existing Building Code – Adoption.

There is hereby adopted by the City, for the purpose of providing minimum life safety requirements for all existing buildings within the City that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2018 Edition, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-7. - International Existing Building Code - Amendments.

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Sec. 5-8. – 2018 International Property Maintenance Code.

There is hereby adopted by the City, for the purpose of providing a just, equitable, and practicable method to be cumulative with and in addition to any other remedy available by law whereby buildings or structures in the City which from any cause endanger the life, limb, health, property, safety, or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, that certain code known as the International Property Maintenance Code, 2018 Edition, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-9. - International Property Maintenance Code Amendments.

Chapters 3, 4, 5, 6, 7, 8, and Chapter Appendix A are hereby deleted.

Sec. 5-9. - National Electrical Code - Adoption.

There is hereby adopted by the City, for the purpose of regulating the installation and use of electric conductors and equipment within the City that certain code known as the National Electric Code published by the National Fire Protection Association as adopted and amended by the State of Colorado. The State of Colorado adopts and amends the Code from time to time. The then-current edition that the State adopts as well as any and all amendments, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-10. - International Code Council Electrical Code, Administrative Provisions, Adoption.

There is hereby adopted by the City, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of electrical systems and equipment within the City, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2006 Edition, published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-11. - International Code Council Electrical Code, Administrative Provision – Amendments.

Section 301.1 Creation of enforcement agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. The Building Official shall appoint an electrical inspector to assist the building department in the administration and enforcement of this code. Building Official shall be synonymous with code official in all other references in this code.

Section 1201.1.1 Adoption, is amended to read as follows:

Electrical systems and equipment shall be designed and constructed in accordance with the most current electrical code adopted by the State of Colorado Electrical Board.

Sec. 5-12. - International Mechanical Code – Adoption.

There is hereby adopted by the City, 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 the City, that certain code known as the International Mechanical

Code, 2018 Edition; published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-13. - International Mechanical Code – Amendments.

The International Mechanical Code, 2018 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 903.3 Unvented gas log heaters, is hereby deleted.

Sec. 5- 16. - International Energy Conservation Code – Adoption.

There is hereby adopted by the City for the purpose of regulating and governing energy efficient building envelopes city installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefor; the certain code known as the International Energy Conservation Code, 2018 Edition published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5- 17. - International Energy Conservation Code – Amendments.

Table R402.1.2 Insulation and Fenestration Requirements by Component is amended to read as follows for Climate Zone 7 and 8.

FENESTRATION U-FACTOR ^b	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^c WALL R-VALUE
0.30	0.55	NR	49	20+5 ^h or 22+3 ^h or 27+0	15/20	30 ^g	15/19	10,4ft.	15/19

Footnote H amended to read as follows:

The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, “20+5” means R-20 cavity insulation plus R-5 continuous insulation.

Refer to section R402.2.7 for walls with partial structural sheathing and any reductions in continuous insulation

Section R402.4.1.2 is amended to add the following exception

Exception: When testing individual dwelling units, an air leakage rate not exceeding 4 air exchanges per hour is allowed for the following types of dwellings.

1. Multifamily building dwelling units.
2. Dwelling units that are 800 square feet or smaller.

Sec. 5- 18. - International Plumbing Code – Adoption.

There is hereby adopted by the City, for the purpose of regulating and controlling design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of any plumbing system within the City, that certain code known as the International Plumbing Code, 2018 Edition published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5- 19. - International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2018 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 107.2 Required inspections and testing, Item 1, is amended to read as follows:

1. Underground inspection shall be made in accordance with the specifications of the city and before any backfill is put in place. Underground inspections of the water service pipe and building sewer shall be performed by the jurisdiction.

Section 312.1 Required tests is amended to read as follows:

The permit holder shall make the applicable tests prescribed in Sections 312.2 through 312.10 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the plumbing work is ready for tests. The equipment, material, power and labor necessary for the inspection and test shall be furnished by the permit holder and he or she shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests. Plumbing system

pipng shall be tested with either water or by air. 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.

Section 312.3 Drainage and vent air test is amended to read as follows:

An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of not less than 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period

Section 312.5 Water supply system test, is amended to read as follows:

Upon completion of a section of or the entire water supply system, the system, or portion completed, shall be tested and proved tight under a water pressure not less than the working pressure of the system; or by an air test of not less than 50 psi (344 kPa). This pressure shall be held for not less than 15 minutes. The water utilized for tests shall be obtained from a potable source of supply. The required tests shall be performed in accordance with this section and Section 107.

Exception: The water service piping shall be tested as required by the jurisdiction.

Section 312.6 Gravity sewer test, is amended to read as follows:

Gravity sewer tests shall be made in accordance with the specifications of the city.

Section 603.2 Separation of water service and building sewer, is amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by the city.

605.3 Water service piping. The first sentence of the paragraph is amended to read:

Water service piping shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3 as approved by the city.

Section 708.1.10 Cleanout Access. Exception added to read as follows.

Exception:

1. Access shall not be required to One (1) Sanitary Test-Tee Cleanout per building where installed below grade and within the building envelope. The Clean-Out Plug must be installed in accordance with Section 3005.6 and permanently glued prior to backfilling.

Sec. 5-20. - International Fuel Gas Code – Adoption.

There is hereby adopted by the City, for the purpose of regulating and controlling the installation of fuel-gas piping city, fuel-gas utilization equipment and related accessories within the City, that certain code known as the International Fuel Gas Code, 2018 Edition published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

Sec. 5-21. - International Fuel Gas Code - Amendments and Deletions.

The International Fuel Gas Code, 2018 Edition, is subject to the following amendments and deletions:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 303.3 Prohibited locations, Exception 3, is hereby deleted.

Section 303.3 Prohibited locations, Exception 4, is hereby deleted.

Section 303.8 Liquid propane gas appliance in a pit or basement, is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. A listed propane gas detector with alarm shall be installed A listed solenoid gas valve shall be installed on the gas line that supplies all propane appliances located in the basement or pit. Upon detection of gas an alarm shall sound and the solenoid gas valve shall close

Section 409.5.3 Located at manifold, is hereby deleted.

Section 603 Log Lighters, is hereby deleted.

Section 621.2 Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section 621.7 Unvented decorative room heaters, is hereby deleted.

Section 621.7.1 Ventless firebox enclosures, is hereby deleted.

SECTION 2. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith, except that no portion of Chapters 20 and 25 of the Revised Municipal Code; the City's Feb. 2004 Standard Specifications for Water and Wastewater Utilities, as those specifications may be from time to time amended; or the Treated Water Master Plat/City Water System Improvements Policies adopted by the City Council on June 23, 1994 shall be repealed by this ordinance. To the extent the provisions of this ordinance conflict with the above mentioned codes or regulations, the above mentioned codes or regulations shall control.

SECTION 3. The City Council hereby finds, determines and declares that this ordinance is necessary for the immediate preservation of the public peace, health and safety.


SECTION 4. Pursuant to Section 7-11 of the Charter of the City of Steamboat Springs, Colorado, the second publication of this ordinance may be by reference, utilizing the ordinance title.

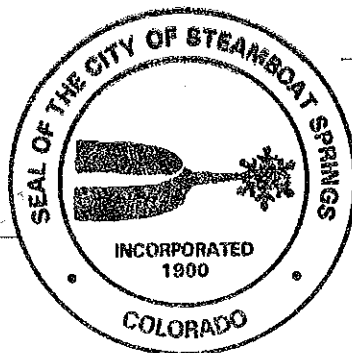
SECTION 5. The Ordinance shall take effect January 1st, 2021.

SECTION 6. A public hearing on this ordinance shall be held on _____, 2020 at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on the 13th day of October 2020.

ATTEST:


Julie Franklin
City Clerk



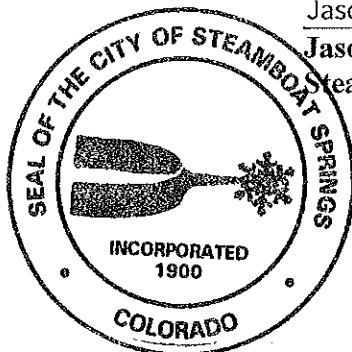
Jason Lacy

Jason Lacy, President
Steamboat Springs City Council

FINALLY READ, PASSED AND APPROVED this 17th day of November, 2020.

ATTEST:


Julie Franklin
City Clerk



Jason Lacy

Jason Lacy, President
Steamboat Springs City Council

Julie Franklin, City Clerk

Signature: Jason Lacy
Jason Lacy (Nov 18, 2020 10:43 MST)

Email: jlacy@steamboatsprings.net

Signature:

Email: jfranklin@steamboatsprings.net