

IMPORTANT NOTICE:

The local Fire District has individual authority to enforce fire code standards beyond the county’s requirements. Cooperation and coordination with your local fire district early in the process may prevent costly alterations to your project and ensure compliance with all applicable health and safety standards. See the Fire District web page for more information

THE 2018 JEFFERSON COUNTY BUILDING CODE SUPPLEMENT

TABLE OF CONTENTS

Building Code	Page	2
Fuel Gas Code	Page	22
Plumbing Code	Page	26
Mechanical Code	Page	29
Electrical Code	Page	32
Energy Conservation Code	Page	33
Existing Building Code	Page	34
Appendix Adopted	Page	35
Appendix X (New Appendix) (Instructions for Completing the Foundation Compliance Form)	Page	36
Appendix Y (New Appendix) (Unsafe Buildings and Structures)	Page	42

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL BUILDING CODE**

This supplement to the 2018 International Building Code (the “Building Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Building Code Supplement shall be deemed to modify the 2018 International Building Code, as adopted by Jefferson County. The 2018 International Building Code, as modified by this Building Code Supplement, shall apply to all unincorporated areas of Jefferson County.

**SECTION 101
GENERAL**

Delete Section 101.1 (Title) in its entirety and replace it with the following:

101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Building Code and Supplement” and shall be referred to herein as “this code.”

Add the following new Section:

101.2.2 Date effective. (a) This code shall become effective on January 1, 2019 and shall apply to all *permits* applied for after January 1, 2019. Applications for *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Building Code and Supplement in effect at the time of application.

(b) NOTICE:

ALL BUILDING *PERMITS*, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, PLUMBING, ROOFING AND SIDING *PERMITS*, ISSUED THROUGH THE JEFFERSON COUNTY DIVISION OF BUILDING SAFETY PRIOR TO AUGUST 19, 1980, EXPIRED DECEMBER 31, 2000.

Add the following new Section:

101.2.3 Standards. Whenever any State law or regulation imposes higher standards than are required by this code, the higher standards of that law or regulation shall govern. Whenever the standards imposed by this code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this code shall govern.

Delete the last sentence of Section 101.4.3 (Plumbing) and replace it with the following:

Private sewage disposal systems are regulated by the Jefferson County Public Health Department.

Delete Section 101.4.4 (Property maintenance) in its entirety.

Add the following sentence to the end of Section 101.4.5 (Fire Prevention): The provisions of the International Fire Code are not adopted herein, and the International Fire Codes shall be enforced by the Local Fire Districts having authority.

Add the following new Section:

101.4.8 Electrical. The provisions of the National Electrical Code (NFPA-70), as adopted by Jefferson County and as modified by the Electrical Code Supplement, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

SECTION 102 APPLICABILITY

Delete Section 102.6 (Existing structures) in its entirety and replace it with the following:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically provided in this code.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

Add the following new Section:

104.7.1 Records. The *building official* shall keep an accurate account of all fees and other monies collected or received under this code, the date and amount thereof, the names of the persons upon whose account the same were paid, and the location of the building or premises to which they relate.

Delete Section 104.10.1 (Flood hazard areas) in its entirety and replace it with the following:

104.10.1 Flood hazard areas. The *building official* shall not grant modifications to any provisions of this code for property in the Floodplain Overlay District if not in compliance with the Floodplain Overlay District zoning and all other County regulations.

Delete Section 104.11 (Alternative materials, design and methods of construction and equipment) in its entirety and replace it with the following:

104.11 Alternative materials, design and methods of construction and equipment for specific permits. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved* by the *building official*. An alternative material, design or method of construction for a specific *permit* may be *approved* on a case-by-case basis where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. This Section does not give the *building official* the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved* agency. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION 105 PERMITS

Delete the first paragraph of Section 105.2 (Work exempt from permit) in its entirety and replace it with the following:

Work exempted from requiring a building *permit* does not preclude any required approval from the Jefferson County Planning and Zoning Division. Unless otherwise exempted by this code, separate plumbing, electrical, and mechanical *permits* will be required for the exempted items. Exemption from the *permit* requirements of this code 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 resolutions of this jurisdiction. *Permits* shall not be required for the following:

In Section 105.2 (Work exempt from permit), delete the following exemptions to the Building permit requirement and replace them with the following:

- Item 2. Fences.
- Item 4. Retaining walls not part of a building foundation.

Item 5. Tanks.

Item 6. Decks that are not more than 30 inches above the grade plane.

All items not referenced above shall remain the same

In Section 105.2 (Work exempt from permit), add the following exemptions to the Building permit requirement:

Item 14. Broadcast Towers.

Item 15. Telecommunication Towers and concealing structures.

Item 16. Outdoor playground equipment.

Add the following paragraph to the end of Section 105.3 (Application for permit):

8. A completed Move and Set Pre-Inspection Form (provided by the division) shall be submitted to the Division of Building Safety prior to applying for a Move and Set *permit*. The original seal and signature of a Colorado Registered Professional Engineer will be required unless waived by the *building official*.

Delete Section 105.5 (Expiration) in its entirety and replace it with the following:

105.5 Expiration. *Permits* having a valuation of less than \$100,000 shall expire one (1) year after date of issuance unless voided for suspension, abandonment or failure to commence the work as provided above. *Permits* having a valuation of \$100,000 or more shall expire two (2) years after date of issuance unless voided for suspension, abandonment or failure to commence the work. The *building official* may extend the expiration date for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. To renew action on a *permit* after expiration, the permittee may pay a new full *permit* fee, except the *building official* may authorize one-half the new fee where all rough inspections have been completed under the expired *permit*.

Add the following new Section:

105.8 Transfer or cancellation of permits. An unexpired *permit* may be cancelled or transferred from one party to another upon written application to the *building official*, by the original permittee or owner of the property, provided no inspections have been made and there is no change in the *construction documents* and specifications. If any inspections have been completed on the original *permit*, the new permittee shall pay one-half of a new *permit* fee as determined by the *building official*. No change will be made in the expiration date of the original *permit*.

SECTION 107 SUBMITTAL DOCUMENTS

Add the following new Section:

107.1.1 Responsibility for preparation of construction documents. *Construction documents* for *permits* are to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado unless waived by the *building official* due to a finding by the *building official* that this requirement is not necessary for compliance with this code due to the nature of the work proposed. This requirement shall apply to *construction documents* submitted with *permit* applications involving, but not limited to, the following situations:

1. All foundations.
2. Wall or roof framing, other than standard construction, not conforming to the requirements of Chapters 16 and 23.
3. Confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building is required.

Add the following sentence to the end of Section 107.2.1 (Information on construction documents):

The first sheet of each set of *construction documents* shall give the exact locations of the work to be done and the name of the person who prepared such *construction documents*.

Add the following paragraph to the end of Section 107.3.3 (Phased approval):

When the Division of Building Safety has issued a *permit* for construction of part of a building or structure, as provided above, and the County adopts a new building code, the Division of Building Safety may issue the *permits* for the remaining portion of the building or structure under the provisions and requirements of the code in effect at the time the first *permit* was issued, if the remaining *permits* are issued within one (1) year of the adoption of the new code.

SECTION 108 TEMPORARY STRUCTURES AND USES

Delete Section 108.3 (Temporary power) in its entirety and replace it with the following:

108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in a portion of an electrical installation before such installation has been fully completed and the final electrical inspection has been *approved*. The portion of the installation covered by the temporary power shall comply with the requirements specified for temporary lighting, heat or power in the Electrical Code.

SECTION 109 FEES

Delete Section 109.2 (Schedule of permit fees) in its entirety and replace it with the following:

109.2 Schedule of permit fees. A fee for each building *permit* shall be paid to the *building official* as set forth in Table 109.2. The determination of value or valuation under any of the provisions of this code shall be made by the *building official*. The value to be used in computing the building *permit* and building plan review fees shall be the total value of all construction work for which the *permit* is issued. All Division of Building Safety fees which contain a fraction of a dollar will be rounded up to the next highest dollar.

**Table 109.2
BUILDING PERMIT FEES**

TOTAL VALUATION			FEE
\$1	to	\$1,000	\$55
\$1,001	to	\$2,000	\$70
\$2,001	to	\$40,000	\$69 for the first \$2,000 plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001	to	\$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001	to	\$500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001	to	\$1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001	to	\$5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001		and over	\$18,327 for the first \$5,000,000 plus \$1 for each additional \$1,000 or fraction thereof
Other Fees and Charges:			
1. Inspections outside of normal business hours.....\$100 per hour* (Minimum Charge -- two hours)			
2. Reinspection fees.....\$100 per hour*			
3. Inspections for which no fee is specifically indicated\$100 per hour*			
4. Additional plan review required by changes, additions or revisions.....\$100 per hour*			
5. For use of outside consultants for plan checking and inspections, or both.....Actual Cost**			
6. For issuance of each temporary certificate of occupancy\$750***			
7. Demolition Permits\$30			
* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.			
** Actual costs include administrative and overhead costs and any additional costs incurred by the jurisdiction.			
*** \$500 shall be refunded if a certificate of occupancy is issued prior to the expiration of the temporary certificate of occupancy. Written application for said refund must be filed no later than 60 days after the date of issuance of the certificate of occupancy.			

Delete Section 109.3 (Building permit valuations) in its entirety and replace it with the following:

The applicant for a *permit* shall provide an estimated value of all the work to be performed including mechanical, electrical, and plumbing at time of application. Final building *permit* valuation shall be as determined by the *building official*. Valuation may

be based on the adjusted annual average cost of construction, published regularly as “Building Valuation Data” by the International Code Council.

Delete Section 109.4 (Work commencing before permit issuance) in its entirety and replace it with the following:

109.4 Investigation Fee. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits*, or who is in violation of the *approved construction documents*, shall be subject to an investigation fee unless waived by the *building official*. The investigation fee shall be in addition to the required *permit* fee, shall be equal to the *permit* fee, and shall be collected, whether a *permit* is then or subsequently issued.

Add the following new Section:

109.5.1 Plan review fee. When documents are required by Section 107, a plan review fee shall be charged on all *permits*. This fee may be required to be paid at time of submittal of the documents for plan review. Said plan review fee shall be 65 percent of the building *permit* fee as shown in Table 109.2, unless waived by the *building official*.

The plan review fees specified in this Section are separate fees from the *permit* fees specified in Section 109.2 and are in addition to the *permit* fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Table 109.2.

Add the following new Section:

109.5.2 Expiration of plan review. When an application for a *permit* is deemed to have been abandoned pursuant to Section 105.3.2, all *construction documents* and other data submitted for review in connection with the abandoned application will be returned to the applicant or destroyed by the *building official*. To renew action on an abandoned application, the applicant may be required to resubmit the plans and pay a new plan review fee.

Add the following new Section:

109.6.1 Fee refund application. The *building official* may authorize the refunding of any fee paid hereunder that was erroneously paid or collected upon receipt of a completed Refund Request Form filed by the original permittee not later than sixty (60) days after the date of the fee payment. Applicants shall use the Refund Request Form provided by the Division of Building Safety for all fee refund applications.

Add the following new Section:

109.6.2 Refund processing fee. There shall be a minimum \$45 fee for processing any refund unless waived by the *building official*.

Add the following new Section:

109.7 Reinspection fees. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when required corrections are not made.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, when the *approved construction documents* are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, for deviating from *construction documents* requiring the approval of the *building official* or for failure to post a readily visible address.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 109.2. In instances where reinspection fees have been assessed, no additional inspection of the work shall be performed until the required fees have been paid.

Delete Section 110 (Inspections) in its entirety and replace it with the following:

**SECTION 110
INSPECTIONS**

110.1 General. Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain accessible and exposed for inspection purposes until *approved*. Approval, of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction or implied guarantee. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *permit* applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.2 Building Permit Inspection Card. Work requiring a *permit* shall not be commenced until the *permit* holder or an agent of the *permit* holder has posted a Permit Inspection Card in a conspicuous place on the premises and in a position as to allow the *building official* to make the required entries conveniently thereon regarding inspection of the work. This card shall be maintained in such position by the *permit* holder until all inspections have been made and final approval has been granted by the *building official*.

The address of the building site shall be posted in a conspicuous place readily visible from the public road.

110.3 Required inspections. The inspections set forth in Sections 110.3.1 through 110.3.14 are required if applicable to the construction design, and the *building official*, upon notification, shall make such inspections.

110.3.1 Footing inspections. Footing inspections shall be made after trenches are excavated, forms are erected and reinforcing steel, if any, is placed, but before any footings are poured.

110.3.2 Drilled pier inspections. Drilled pier inspections shall be made while the piers are being drilled. The engineer of record or his authorized representative shall be present during the drilling operations and be available to the inspector during required inspections per Appendix X.

110.3.3 Foundation wall inspections. Foundation wall inspections shall be made after the footings or piers have been poured. The foundation walls shall be formed and reinforcing steel and void material shall be in place prior to inspection.

110.3.4 Concrete encased electrode (Ufer) observation. Concrete encased electrode (Ufer) observation shall be made prior to concrete placement surrounding Ufer. Refer to Article 250.52 (A) (3) of the Electrical Code for requirements of Ufer connections.

110.3.5 Structural concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing is installed, including the subfloor.

110.3.6 Building sheathing inspection. A building sheathing inspection shall be made after all sheathing is installed and fastened per *approved construction documents* and prior to concealment.

110.3.7 Mid-roof inspection. A mid-roof inspection shall be required when the roof is at least 10 percent, but not more than 25 percent, completed. It shall be the applicant's duty to provide reasonable and safe access to all portions of the roof for both mid-roof and final inspections. The inspector has the authority to make the determination for what is reasonable and safe.

110.3.8 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or *appliances* are set or installed, and prior to framing inspection.

Exception: Backfilling of ground-source heat pump loop systems tested in accordance with Section 1210 of the 2018 Jefferson County Mechanical Code prior to inspection shall be permitted.

110.3.9 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wires, pipes and ducts inspections are *approved*.

110.3.10 Lath or gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

110.3.11 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and *approved*.

110.3.12 Other inspections. In addition to the inspections specified above, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws or regulations that are enforced by the Division of Building Safety.

110.3.13 Special inspections. For special inspections, see Section 901.5.1 and Chapter 17 of this code.

110.3.14 Final inspection. The final inspection shall be made after all work required by the building *permit* is completed.

110.4 Inspection Agencies. The *building official* is authorized to accept reports of *approved* inspection agencies, provided such agencies satisfy all qualifications and reliability requirements, as determined by the *building official*.

110.5 Inspection requests. It shall be the duty of the holder of the *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection as required by this code and to provide access to and means for such inspections.

110.6 Approval Required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the work that is satisfactory as completed, or shall notify the *permit* holder or an agent of the *permit* holder wherein the same fails to comply with this code. Any portions of the work that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

SECTION 111 CERTIFICATE OF OCCUPANCY

Delete Section 111.3 (Temporary occupancy) in its entirety and replace it with the following:

111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a period during which the temporary certificate of occupancy is valid. The applicant will be assessed a fee for a temporary certificate of occupancy as set forth in Table 109.2.

Delete Section 113 (Board of Appeals) in its entirety and replace it with the following:

SECTION 113 BOARD OF REVIEW

113.1 General. The Jefferson County Board of County Commissioners has established a Board of Review with authority to hear and decide appeals of orders, requirements or decisions of the *building official* relating to the application and interpretation of this code. The Board of Review's organizational and procedural rules, including its rules and procedures governing the filing and conduct of appeals, are set forth in the Board of Review's administrative policy and bylaws, which may be amended from time to time. The Board of Review's current administrative policy, and any bylaws adopted by the Board of Review, are located [here](#) or copies can be provided at the Division of Building Safety Front Office.

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

Delete Section 116 (Unsafe Structures and Equipment) in its entirety.

SECTION 202 DEFINITIONS

In Section 202 (Definitions), delete the definition of Building Official in its entirety and replace it with the following:

Building official. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. Code official and building official shall be equivalent and interchangeable terms.

SECTION 901 GENERAL

Add the following new Section:

901.5.1 Special inspector required. All fire protection systems required by this chapter shall be inspected and approved by a special inspector. The inspector shall be an employee of the Fire District having jurisdiction or another qualified individual approved by the *building official*. Inspections and approvals will be regulated under Chapter 17 of this code.

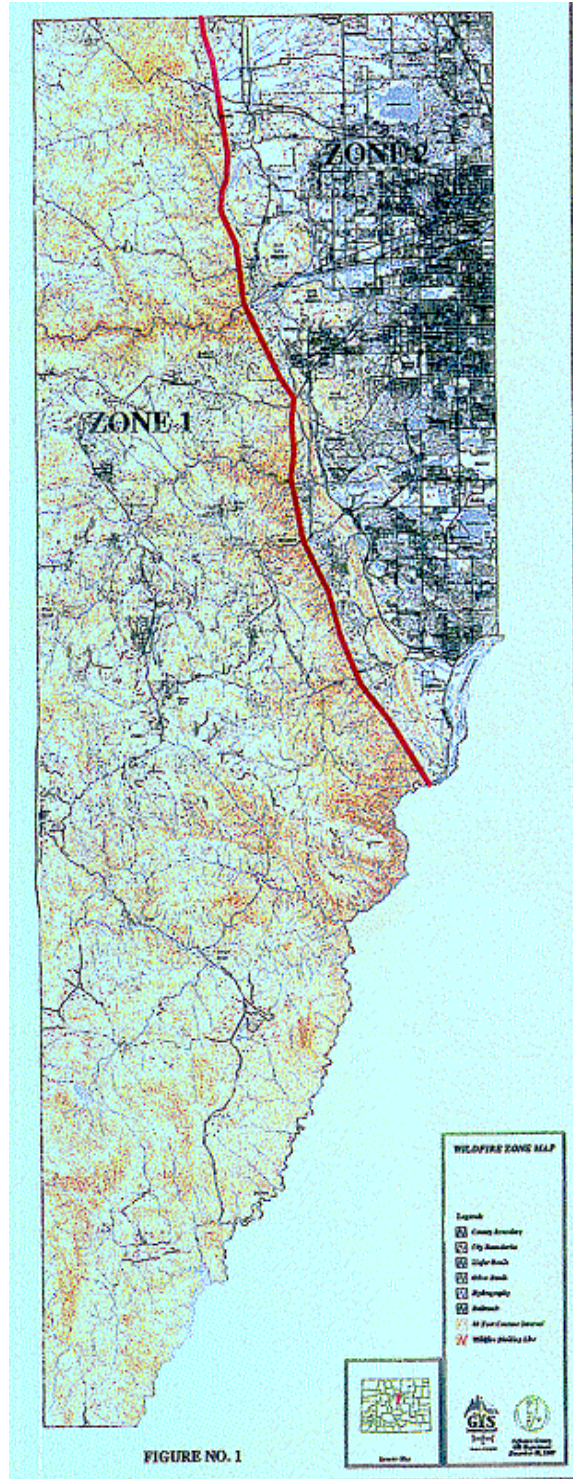
**Figure 1505.1.1
WILDFIRE ZONE MAP**

The Wildfire Zone line generally follows what is called the "mountain front," which is a line connecting the average Eastern-most points on the 6400 foot contour line of the U.S.G.S. topographic maps.

The State Forest Service concurs that this line indicates the predominant change from plain to mountain topography. The canyons are within the Wildfire Zone 1 because of the chimney-effect of the terrain.

The location of the Wildfire Zone line recognizes vegetation, slope, fire department accessibility, water supply, response time and infrastructure.

This line has been imposed on the Jefferson County Base Map to divide the County into two Wildfire Zones as described in Chapter 15 of this code.



SECTION 1505 FIRE CLASSIFICATION

Add the following new Sections:

1505.1.1 Wildfire Zones defined. For the purpose of this code, the unincorporated portion of Jefferson County is divided into Wildfire Zones which shall be known and designated as Wildfire Zones 1 and 2. The Wildfire Zones shall include such territory or portions of the unincorporated County as shown in Figure 1505.1.1, the Wildfire Zone Map. For sites close to the dividing line, a larger scale map is available in the Jefferson County Planning and Zoning Division for determining within which Wildfire Zone a property is located.

1505.1.2 Buildings located in more than one Wildfire Zone. A building or structure which is located partly in one Wildfire Zone and partly in another shall be considered to be in the Wildfire Zone in which more than one-third of its total floor area is located.

1505.1.3 Moved buildings. Any building or structure moved within or into any Wildfire Zone shall be made to comply with all the requirements for new buildings in that Wildfire Zone.

1505.1.4 Roof covering requirements in Wildfire Zone 1. All *roof coverings* for buildings or structures hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 1 shall be Class A roof assemblies in accordance with Section 1505.2; however, where Section 1505 and Table 1505.1 require greater protection, such *roof coverings* shall satisfy these greater protections.

1505.1.5 Roof covering requirements in Wildfire Zone 2. All *roof coverings* for buildings or structures hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 2 shall be Class A, Class B or Class C roof assemblies or any other *roof covering* permitted by this code; however, where Section 1505 and Table 1505.1 require greater protection, such *roof coverings* shall satisfy these greater protections.

Add the following new Section:

1511.1.1 Re-roofing: Any *roof repair* of more than 2 squares requires a *permit*.

Add the following exception to Section 1511.3.1.1 (Exceptions):

4. Where the *roof covering* is Asphalt Shingles.

SECTION 1608 SNOW LOADS

Delete Section 1608.1 (General) in its entirety and replace it with the following:

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than determined by Table 1608.2.

Delete Section 1608.2 (Ground snow loads) in its entirety and replace it with the following:

1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figure 1608.2. Ground snow loads for sites at elevations above the limits indicated in Figure 1608.2 shall be *approved*.

Delete Table 1608.2 in its entirety and replace it with the following Table 1608.2 (Snow Load Table):

Table 1608.2 SNOW LOAD TABLE
Minimum Roof and Ground Snow Load 30 PSF

Elevation	Ground Snow Load (p.s.f.)	Roof Snow Load (p.s.f.)	Elevation	Ground Snow Load (p.s.f.)	Roof Snow Load (p.s.f.)
<6,500	43	30	8,500	97	68
6,500	43	30	8,625	102	71
6,625	46	32	8,750	106	74
6,750	49	34	8,875	109	76
6,875	51	36	9,000	114	79
7,000	54	38	9,125	118	82
7,125	57	40	9,250	125	85
7,250	60	42	9,375	129	88
7,375	64	45	9,500	134	91
7,500	67	47	9,625	139	95
7,625	70*	49	9,750	143	98
7,750	74	52	9,875	147	100
7,875	77	54	10,000	152	106
8,000	82	57	10,125	156	109
8,125	86	60	10,250	162	113
8,250	89	62	10,275	167	117
8,375	93	65	10,500	172	120

Add the following new Section:

1609.3.2 Jefferson County wind speed design criteria. Jefferson County's wind speed design criteria shall be:

Allowable Stress Design Windspeed (V_{asd}): 100 mph Exposure B
 Basic Design Windspeed (V): 129 mph Exposure B

Exception: Rocky Mountain Metropolitan Airport area between Simms St. and Wadsworth Blvd. and north of 108th Ave shall be:

Allowable Stress Design Windspeed (V_{asd}): 120 mph Exposure C
Basic Design Windspeed (V): 155 Exposure C

Add the following new Section:

1611.1.1 Jefferson County rain load criteria. Jefferson County's rain load criteria shall be 2 inches per hour per Figure 1611.1.

SECTION 1612 FLOOD LOADS

Section 1612.1 General. Add the following sentence:

Approval of the Jefferson County Planning and Zoning Division is required for all construction in any *flood hazard area* pursuant to other County regulations.

Delete the first two sentences of Section 1612.3 (Establishment of flood hazard areas) and replace them with the following:

Section 1612.3 Establishment of flood hazard areas. The boundaries of all *flood hazard areas* in Jefferson County are determined by the Jefferson County Planning and Zoning Division. The current *flood hazard area* boundaries determined by the Planning and Zoning Division are adopted by reference and incorporated into this code.

SECTION 1705 REQUIRED SPECIAL INSPECTIONS AND TESTS

Delete Section 1705.5.2 (Metal-plate-connected wood trusses) in its entirety and replace it with the following:

1705.5.2 Metal plate-connected wood trusses spanning 60 feet or greater. Where a truss clear span is 60 feet or greater, the special inspector shall verify that the temporary installation restraint/bracing and the permanent individual truss member restraint/bracing are installed in accordance with the approved truss submittal package.

SECTION 1803 GEOTECHNICAL INVESTIGATIONS

Add the following new Section:

1803.7 Design criteria for Designated Dipping Bedrock Area. Buildings hereafter erected, constructed, enlarged, altered, repaired or moved into the Designated Dipping Bedrock Area shall comply with the following:

Piers:

Minimum pier length of 25 feet when bedrock is shallower than 19 feet below surface grade. For piers designed for support in bedrock, minimum 6-foot penetration into bedrock is required.

Minimum pier diameter of 10 inches

Minimum 1.5% steel area (Grade 60) = 1.18 square inches on 10-inch diameter pier = (2) #7 Grade 60 bars in 10-inch diameter pier

Pier steel should extend into top row of wall steel.

Foundation Walls:

Designed for minimum 50 p.c.f. equivalent fluid pressure when house penetrates bedrock or when soils adjacent to basement swell greater than 4% at 1,000-pound surcharge or 5% at 500-pound surcharge. Higher minimum equivalent fluid pressures should be used if geotechnical report indicates.

Structural basement floor required if bedrock is encountered within 6 feet of basement floor or when soils within 6 feet swell greater than 4% at 1,000-pound surcharge or 5% at 500-pound surcharge. Adjustable tele-posts shall be used at intermediate structural floor support.

No wall with a lateral surcharge on only one side shall be greater than 25 feet in length without counterfort or buttress.

Minimum 6-inch foundation voids should be used when bedrock is encountered within 6 feet of basement or when soils within 6 feet of basement swell greater than 4% at 1,000-pound surcharge or 5% at 500-pound surcharge.

Drainage and Grading:

A foundation drain and sump pit shall be installed in all buildings unless exempted by this code or a design engineer. If the sump pit is the sole discharge system used, an operational pump shall be installed with adequate surface discharge or discharge into positive sloped pipe to an underdrain. If the sump pit is used as a backup to an underdrain connection, a pump is not required.

Foundation drains shall have a minimum 1% fall with the low point at the discharge connection.

Note: The boundaries of the Designated Dipping Bedrock Area are determined by the Jefferson County Planning and Zoning Division.

SECTION 2111 MASONRY FIREPLACES

Add the following new Section:

2111.1.1 New fireplaces. Every new *fireplace* shall have one of the following permanently installed:

1. *Approved* gas logs;
2. Other *approved* gas or alcohol specific appliances;
3. An *approved* solid fuel appliance insert meeting the most stringent emission standards for wood stoves established under Colorado statute and/or regulations promulgated by the Colorado Air Quality Control Commission (AQCC) as of the time of installation of the *fireplace*; or
4. A solid fuel burning device that is classified as exempt from and not eligible for certification under the Standards of Performance for New Residential Wood Heaters promulgated by the United States Environmental Protection Agency (U.S. EPA) at 40 CFR §§ 60.530 et. seq. for wood heaters but has been tested by an accredited testing agency and demonstrated that its emission performance is in accordance with criteria and procedures not less stringent than those required by the U.S. EPA and/or AQCC for wood stoves manufactured after July 1, 1990, subject to the following:
 - (a) Emission performance approval of the solid fuel burning device shall be based upon test results that demonstrate to the Division of Building Safety's satisfaction that the solid fuel burning device meets the emission performance requirements of the U.S. EPA and/or AQCC for wood stoves manufactured after July 1, 1990.

**SECTION 3103
TEMPORARY STRUCTURES**

Delete Section 3103.1 (General) in its entirety and replace it with the following:

3103.1 General. The provisions of Sections 3103.1 through 3103.4 shall apply to structures designated as temporary by the Jefferson County Planning and Zoning Division. Temporary structures shall comply with the requirements of the Fire jurisdiction/district in which the structure is located.

Delete Section 3103.1.2 (Permit required) in its entirety.

Delete Section 3103.2 (Construction documents) in its entirety.

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL FUEL GAS CODE**

This supplement to the 2018 International Fuel Gas Code (the “Fuel Gas Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Fuel Gas Code Supplement shall be deemed to modify the 2018 International Fuel Gas Code, as adopted by Jefferson County. The 2018 International Fuel Gas Code, as modified by this Building Code Supplement, shall apply to all unincorporated areas of Jefferson County.

**SECTION 101 (IFGC)
GENERAL**

Delete Section 101.1 (Title) in its entirety and replace it with the following:

101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Fuel Gas Code and Supplement” and shall be referred to herein as “this code.”

Add the following new Section:

101.1.1 Date effective. This code shall become effective on January 1, 2019, and shall apply to all fuel gas *permits* applied for after January 1, 2019. Applications for fuel gas *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Fuel Gas Code and Supplement in effect at the time of application.

Delete the heading of Section 103 (Department of Inspection) in its entirety and replace it with the following:

**SECTION 103 (IFGC)
DIVISION OF BUILDING SAFETY**

Delete Section 103.1 (General) in its entirety and replace it with the following:

103.1 General. The official in charge of the Division of Building Safety shall be known as the *building official*. *Code official* and *building official* shall be equivalent and interchangeable terms.

Delete Section 103.2 (Appointment) in its entirety.

**SECTION 106 (IFGC)
PERMITS**

Delete Section 106.6.2 (Fee Schedule) in its entirety and replace it with the following:

106.6.2 Fuel Gas Permit Fees. Table 106.6.2 below shall be used to determine the permit fees for all fuel gas *permits* issued for work not in conjunction with an active building *permit*.

Table 106.6.2 FUEL GAS PERMIT FEE TABLE	
VALUATION OF WORK	PERMIT FEE
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

Delete Section 106.6.3 (Fee refunds) in its entirety and replace it with the following:

106.6.3 Fee refund application. The *code official* may authorize the refunding of any fee paid hereunder that was erroneously paid or collected upon receipt of a completed Refund Request Form filed by the original permittee not later than sixty (60) days after the date of the fee payment. Applicants shall use the Refund Request Form provided by the Division of Building Safety for all fee refund applications.

Add the following new Section:

106.6.3.1 Refund processing fee. There shall be a minimum \$45 fee for processing any refund unless waived by the *code official*.

SECTION 202 (IFGC) GENERAL DEFINITIONS

In Section 202 (General Definitions), delete the definition of Code Official in its entirety and replace it with the following:

Code official. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative. Code official and building official shall be equivalent and interchangeable terms.

SECTION 303 (IFGC) APPLIANCE LOCATION

In Section 303.3 (Prohibited locations), delete exceptions numbered 3 and 4 in their entirety.

**SECTION 304 (IFGC)
COMBUSTION, VENTILATION AND DILUTION AIR**

Add the following sentence to the end of Item 2 of Section 304.11 (Combustion air ducts): Combustion air ducts shall terminate within 4 feet of the appliance served.

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

Delete Section 404.12.1 (Individual outside appliances) in its entirety.

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

Delete Section 406.4.1 (Test pressure) in its entirety and replace it with the following:

406.4.1 Test pressure. The test pressure to be used shall be not less than 1.5 times the proposed maximum working pressure, but not less than 10 psig (30 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge,) the test pressure shall not exceed a value that produces a hoop stress in the *pipng* greater than 50 percent of the specified minimum yield strength of the pipe.

**SECTION 503 (IFGC)
VENTING OF APPLIANCES**

Add the following item to the end of Section 503.8 (Venting system termination location):

6. Vent systems shall terminate no closer than ten (10) feet from the property line or other building on the same lot.

**SECTION 601 (IFGC)
GENERAL**

Add the following sentence to the end of Section 601.1 (Scope):

Approved gas logs shall be installed in new solid fuel burning *fireplaces* when required by Section 2111.1.1 of the Jefferson County Building Code and Supplement (New fireplaces).

**SECTION 621 (IFGC)
UNVENTED ROOM HEATERS**

Delete Section 621 (Unvented room heaters) in its entirety and replace it with the following:

621.1 Prohibited. Unvented room heaters are prohibited.

APPENDICES

None of the appendices to the 2018 International Fuel Gas Code have been adopted by Jefferson County.

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL PLUMBING CODE**

This supplement to the 2018 International Plumbing Code (the “Plumbing Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Plumbing Code Supplement shall be deemed to modify the 2018 International Plumbing Code, as adopted by Jefferson County. The 2018 International Plumbing Code, as modified by this Plumbing Code Supplement, shall apply to all unincorporated areas of Jefferson County.

The intent of the 2018 International Plumbing Code, as modified by this Plumbing Code Supplement, is to meet or exceed the requirements of the Colorado Plumbing Code promulgated by the Colorado State Plumbing Board. If the technical requirements, specifications or standards in the current Colorado Plumbing Code conflict with those in this code, the more restrictive requirements, specifications or standards shall apply.

**SECTION 101
GENERAL**

Delete Section 101.1 (Title) in its entirety and replace it with the following:

101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Plumbing Code and Supplement” and shall be referred to herein as “this code.”

Add the following new Section:

101.1.1 Date effective. This code shall become effective on January 1, 2019, and shall apply to all plumbing *permits* applied for after January 1, 2019. Applications for plumbing *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Plumbing Code and Supplement in effect at the time of application.

Delete the heading of Section 103 (Department of Plumbing Inspection) in its entirety and replace it with the following:

**SECTION 103
DIVISION OF BUILDING SAFETY**

Delete Section 103.1 (General) in its entirety and replace it with the following:

103.1 General. The official in charge of the Division of Building Safety shall be known as the *building official*. *Code official* and *building official* shall be equivalent and interchangeable terms.

Delete Section 103.2 (Appointment) in its entirety.

**SECTION 106
PERMITS**

Delete Section 106.6.2 (Fee schedule) in its entirety and replace it with the following:

106.6.2 Plumbing Permit Fees. Table 106.6.2 below shall be used to determine the *permit* fees for all plumbing *permits* issued for work not in conjunction with an active building *permit*.

Table 106.6.2 PLUMBING PERMIT FEE TABLE	
VALUATION OF WORK	PERMIT FEE
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

Delete Section 106.6.3 (Fee refunds) in its entirety and replace it with the following:

106.6.3 Fee refund application. The *code official* may authorize the refunding of any fee paid hereunder that was erroneously paid or collected upon receipt of a completed Refund Request Form filed by the original permittee not later than sixty (60) days after the date of the fee payment. Applicants shall use the Refund Request Form provided by the Division of Building Safety for all fee refund applications.

Add the following new Section:

106.6.3.1 Refund processing fee. There shall be a minimum \$45 fee for processing any refund unless waived by the *code official*.

**SECTION 305
PROTECTION OF PIPES AND
PLUMBING SYSTEM COMPONENTS**

Delete Section 305.4.1 (Sewer depth) in its entirety and replace it with the following:

305.4.1 Sewer depth. *Building sewers* that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. *Building sewers* shall be a minimum of 12 inches below grade.

SECTION 712 SUMPS AND EJECTORS

Delete Section 712.3.3.1 (Materials) in its entirety.

SECTION 903 VENT TERMINALS

Delete Section 903.1 (Roof extension) in its entirety and replace it with the following:

903.1 Roof extension. All open vent pipes which extend through a roof shall be terminated at least 6 inches above the roof or 6 inches above the anticipated snow accumulation, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall run at least 7 feet above the roof.

SECTION 1003 INTERCEPTORS AND SEPARATORS

Add the following exception to the end of Section 1003.6 (Clothes washer discharge interceptor):

Exception 3: Domestic washers in commercial applications.

APPENDICES

The following appendices to the 2018 International Plumbing Code have been adopted by Jefferson County in their entirety:

Appendix C: Structural Safety

Appendix D: Degree Day and Design Temperatures

Appendix E: Sizing of Water Piping System

No other appendices to the 2018 International Plumbing Code have been adopted by Jefferson County. The International Private Sewage Disposal Code has not been adopted by Jefferson County.

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL MECHANICAL CODE**

This supplement to the 2018 International Mechanical Code (the “Mechanical Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Mechanical Code Supplement shall be deemed to modify the 2018 International Mechanical Code, as adopted by Jefferson County. The 2018 International Mechanical Code, as modified by this Mechanical Code Supplement, shall apply to all unincorporated areas of Jefferson County.

**SECTION 101
GENERAL**

Delete Section 101.1 (Title) in its entirety and replace it with the following:

101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Mechanical Code and Supplement” and shall be referred to herein as “this code.”

Add the following new Section:

101.1.1 Date effective. This code shall become effective on January 1, 2019, and shall apply to all mechanical *permits* applied for after January 1, 2019. Applications for mechanical *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Mechanical Code and Supplement in effect at the time of application.

Delete the heading of Section 103 (Department of Mechanical Inspection) in its entirety and replace it with the following:

**SECTION 103
DIVISION OF BUILDING SAFETY**

Delete Section 103.1 (General) in its entirety and replace it with the following:

103.1 General. The official in charge of the Division of Building Safety shall be known as the *building official*. *Code official* and *building official* shall be equivalent and interchangeable terms.

Delete Section 103.2 (Appointment) in its entirety.

**SECTION 106
PERMITS**

Delete Section 106.5.2 (Permit Fees) in its entirety and replace it with the following:

106.5.2 Mechanical Permit Fees. Table 106.5.2 below shall be used to determine the *permit* fees for all mechanical *permits* issued for work not in conjunction with an active building *permit*.

Table 106.5.2 MECHANICAL PERMIT FEE TABLE	
VALUATION OF WORK	PERMIT FEE
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

Delete Section 106.5.3 (Fee refunds) in its entirety and replace it with the following:

106.5.3 Fee refund application. The *code official* may authorize the refunding of any fee paid hereunder that was erroneously paid or collected upon receipt of a completed Refund Request Form filed by the original permittee not later than sixty (60) days after the date of the fee payment. Applicants shall use the Refund Request Form provided by the Division of Building Safety for all fee refund applications.

Add the following new Section:

106.5.3.1 Refund processing fee. There shall be a minimum \$45 fee for processing any refund unless waived by the *code official*.

SECTION 903 FACTORY-BUILT FIREPLACES

Add the following sentence to the end of Section 903.1 (General):

Every new installation of a *solid fuel-burning appliance*, vented decorative *appliance* or *room heater* shall meet the most stringent emission standards for woodstoves established under Colorado statute and/or the regulations promulgated by the Colorado Air Quality Control Commission as of the time of installation of the *appliance* or *room heater*. See also Section 2111.1.1 of the 2018 Jefferson County Building Code Supplement (New fireplaces).

APPENDICES

None of the appendices to the 2018 International Mechanical Code have been adopted by Jefferson County.

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2017 NATIONAL ELECTRICAL CODE**

This supplement to the 2017 National Electrical Code (the “Electrical Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Electrical Code Supplement shall be deemed to modify the 2017 National Electrical Code, as adopted by Jefferson County. The 2017 National Electrical Code, as modified by this Electrical Code Supplement, shall apply to all unincorporated areas of Jefferson County.

Any modifications to or newer versions of the National Electrical Code (NFPA-70) that are adopted by the Colorado State Electrical Board pursuant to its authority under C.R.S. §12-23-104(2)(a) shall be automatically incorporated herein and deemed to modify this code.

These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Electrical Code and Supplement.”

The 2018 Jefferson County Electrical Code and Supplement shall become effective on January 1, 2019, and shall apply to all electrical *permits* applied for after January 1, 2019. Applications for electrical *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Electrical Code and Supplement in effect at the time of application.

Electrical Permit fees. The following Electrical Permit Fee Table shall determine the *permit* fees for all electrical *permits* issued for work not in conjunction with an active building *permit*.

ELECTRICAL PERMIT FEE TABLE	
VALUATION OF WORK	PERMIT FEE
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE**

This supplement to the 2018 International Energy Conservation Code (the “Energy Conservation Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Energy Conservation Code Supplement shall be deemed to modify the 2018 International Energy Conservation Code, as adopted by Jefferson County. The 2018 International Energy Conservation Code, as modified by this Energy Conservation Code Supplement, shall apply to all unincorporated areas of Jefferson County.

**SECTION C101
SCOPE AND GENERAL REQUIREMENTS**

Delete Section C101.1 (Title) in its entirety and replace it with the following:

C101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Energy Conservation Code and Supplement” and shall be referred to herein as “this code.”

Add the following new Section:

C101.1.1 Date effective. This code shall become effective on January 1, 2019, and shall apply to all building *permits* applied for after January 1, 2019. Applications for building *permits* made prior to January 1, 2019, shall be governed by the terms of the Jefferson County Energy Conservation Code and Supplement in effect at the time of application.

APPENDICES

None of the appendices to the 2018 International Energy Conservation Code have been adopted by Jefferson County.

**THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2018 INTERNATIONAL EXISTING BUILDING CODE**

This supplement to the 2018 International Existing Building Code (the “Existing Building Code Supplement”) has been adopted by the Jefferson County Board of County Commissioners by resolution. The additions, deletions and revisions set forth in this Existing Building Code Supplement shall be deemed to modify the 2018 International Existing Building Code, as adopted by Jefferson County. The 2018 International Existing Building Code, as modified by this Existing Building Code Supplement, shall apply to all unincorporated areas of Jefferson County.

Delete Chapter 1 (Scope and Administration) in its entirety and replace it with Chapter 1 (Scope and Administration) of the 2018 Jefferson County Building Code and Supplement with the following revisions:

**SECTION 101
GENERAL**

Delete Section 101.1 (Title) of the Jefferson County Building Code and Supplement in its entirety and add the following:

Section 101.1 Title. These regulations shall be known as, and shall be cited as, the “2018 Jefferson County Existing Building Code and Supplement” and shall be referred to herein as “this code.” This code, in conjunction with the 2018 Jefferson County Building Code and Supplement and the 2018 Jefferson County Residential Code and Supplement, shall apply to the repair, alteration, change of occupancy, addition and relocation of *existing buildings* as set forth in this code.

Delete the exception to Section 101.2 (Scope) of the Jefferson County Building Code and Supplement.

APPENDICES

None of the appendices to the 2018 International Existing Building Code have been adopted by Jefferson County.

APPENDICES

The following appendices to the 2018 International Building Code have been adopted by Jefferson County in their entirety:

Appendix C: Group U – Agricultural Buildings

Appendix K: Administrative Provisions

No other appendices to the 2018 International Building Code have been adopted by Jefferson County.

Jefferson County hereby adopts Appendix X (“Instructions for Completing the Foundation Compliance Form”) and Appendix Y (“Unsafe Buildings and Structures”) to the Jefferson County Building Code and Supplement, as set forth below:

Appendix X

Instructions for Completing the Foundation Compliance Form

A completed Foundation Compliance Form is required for all foundations designed by an engineer or architect unless waived by the building official.

1. Section A or B shall be filled out completely and stamped by a professional engineer or licensed architect. (In the case of drilled piers, a professional engineer's stamp is required.) Please refer to the form to determine whether Section A or B is applicable.
2. The form cannot be altered.
3. If a drilled pier foundation is used, drilling logs SHALL be attached.
4. The completed form shall be submitted PRIOR to requesting a final building inspection.
5. Failure to follow these outlined procedures will result in REJECTION of the Foundation Compliance Form and a delay in the final building inspection and/or issuance of the certificate of occupancy.

SITE CONDITIONS/PREPARATIONS

This section deals with the general onsite conditions found on a particular property to be inspected. These conditions include, but are not limited to:

Site Vegetation
Tree Roots
Lot Cut
Lot Fill

Site vegetation: Foundation excavations shall be inspected for the presence of organic matter and vegetation. Such vegetation includes native grasses, weeds, shrubs and other vegetation. The site shall be void of such materials before the installation of the foundation.

Tree roots: The areas of the foundation where concrete will be placed shall be inspected for the presence of roots of trees and shrubs and shall be void of such materials before the installation of the foundation.

Lot cut and fill: Cut and fills which may affect the performance of the structure shall be verified to be of a stable configuration and meet the bearing capacity specified in the geotechnical report and foundation design.

Drainage: Any site drainage conditions that would require special site preparation or foundation design shall be noted and reported to the design engineer prior to installation of the foundation.

Other: The existence of other site conditions specified in the *construction documents* shall be verified.

Tolerances: Any reference to a "tolerance" means the tolerance which is specified in the accepted *construction documents*.

Piers/pier holes: Piers (caissons) shall be inspected within the following parameters.

Number	Alignment
Size	Spacing
Depth	Concrete
Material Penetration	Cap Finish
Groundwater	Reinforcing
Refuse Material	Casings

Number: Total number of piers (caissons) shall be identical to pier number specified in design and specifications. Drilling logs shall be provided by the drilling contractor specifying the total number drilled and depth of each.

Inspections shall be made on a minimum of 50% of pier holes. Inspections shall include piers drilled on all levels of excavations, as well as at opposite ends of the excavations (two corners; diagonal). A sketch showing the location of pier holes shall be attached.

Size: Minimum diameter tolerance on piers. Any variation in pier diameter shall be approved by the design engineer and noted on the drill log submitted with the Foundation Compliance Form. Diameter to be measured with steel tape.

Depth: Depth shall be per design and specifications and shall be measured with steel tape.

Material penetration: Piers shall be drilled into bedrock or refusal per design and specifications. Inspection to be made with light and mirror test and onsite evaluation of material brought out of pier hole.

Groundwater: Pier holes should be dry at time of inspection. If conditions observed indicate more than 4" of groundwater in any pier hole, the inspector will remain to inspect all caissons and concrete placement.

Refuse material: Pier holes should be clean at the bottom and shall be visually inspected.

Alignment: Piers are to be straight, plumb, and true and shall be visually inspected. Proper alignment shall be verified at various depths of hole.

Spacing: Piers shall be located and spaced properly as per accepted foundation design and specifications.

Concrete: Concrete shall be placed and tested per the strength specifications and placement procedures contained in the accepted *construction documents*. Concrete shall be properly cured per the specified *construction documents* and standard engineering practice.

Cap finish: The pier cap shall be clean and the same diameter as the piers per accepted foundation design and specification.

Reinforcing: Reinforcing in pier shall be per accepted foundation and structural design and specifications.

Casing: If water is found in pier hole greater than 4" deep or if cave-in of pier hole sides occurs, design engineer shall specify remedy and should note the remedy on the submitted documentation accompanying the drill log.

PIER AND BEAM

Piers shall be inspected as outlined. Beams shall conform to the following:

Pier union to beam via steel shall be per *construction documents* and design specifications.

Grade beam shall be of proper dimension per design specifications.

Grade beam shall be placed as specified in accepted design and specifications.

The top of drilled piers shall be clean and placed per accepted design specifications to create a uniform pier shaft.

Steel should be continuous with no gaps, except as specified in the accepted *construction documents*.

Steel size and grade shall be per accepted *construction documents* and design specifications.

The pier cap shall be clean and the same diameter as the piers per the accepted specifications.

BEAM VOIDS

Proper void size and material shall be per *construction documents*.

Void material shall be properly placed per specifications in accepted *construction documents*.

Void material shall be in good condition.

Wet or collapsed void material shall be replaced prior to concrete placement or reestablished after forms are removed.

Joints in void material shall be sealed.

All concrete infiltration into void space shall be removed after forms are removed.

FOUNDATION WALLS/SPREAD AND PAD FOOTINGS/SLAB-ON-GRADE

Height, depth, width, length and reinforcing shall be per accepted foundation structural design and specifications.

Steel reinforcing: Reinforcement steel/mesh shall be as specified by accepted foundation and structural design as to size, type and grade. Steel shall be clean and free of loose rust. Any loose rust or scaling shall be removed before concrete placement. The steel/mesh shall be positioned in the center of the slab or as outlined in the accepted *construction documents*.

Foundation drains: Foundation drains to be located and placed as per accepted foundation design and specifications.

The drains shall be inspected to verify the fall specified in the *construction documents*. The daylight or discharge point shall also be inspected to verify positive flow.

FOUNDATION COMPLIANCE FORM

Do Not Alter This Form (Please Print Legibly)

JEFFERSON COUNTY DIVISION OF BUILDING SAFETY PERMIT NO. _____
 100 JEFFERSON COUNTY PARKWAY
 GOLDEN, COLORADO 80419-3540

CONSTRUCTION SITE ADDRESS

CONTRACTOR'S NAME AND ADDRESS

Type of Foundation _____ Drilled Piers _____ Spread Footings _____ Pad and Grade Beam
 _____ Narrow Spread Footings _____ Other (Please Specify) _____

FOUNDATION INSPECTION PROCEDURE

All inspections shall be performed according to the procedures outlined in this Appendix X to the 2018 Jefferson County Building Code and Supplement and shall be signed, dated, and stamped by a Colorado Registered Professional Engineer or Colorado Licensed Architect. (Drilled pier foundations shall bear the seal of a Colorado Registered Professional Engineer.) This Appendix X provides procedural guidelines that are as comprehensive as possible, but cannot account for every possible situation encountered in the field. The guidelines shall be deemed to be the minimum inspection required and do not relieve the engineer or architect from any responsibility to conduct such additional inspections as may be necessary to determine that the foundation conforms to the *construction documents* and specifications accepted for construction for the above-referenced project. The inspecting engineer/architect is required to consult the design engineer/architect regarding any unusual conditions that are encountered on the job site. A set of foundation drawings bearing the Jefferson County Stamp shall be on the job site. Any modifications to accepted *construction documents* shall be approved by the design engineer and revised *construction documents* showing those modifications shall be submitted to the Division of Building Safety.

VERIFICATION OF INSPECTION

By signing and stamping below, the inspecting engineer or architect is verifying that he or she or their authorized representative has inspected the indicated portion(s) of the foundation and subsurface drainage system (where applicable) in accordance with the guidelines set forth in this Appendix X to the Jefferson County Building Code and Supplement and that such portion(s) were in compliance with the *construction documents* and specifications on file with the Division of Building Safety. However, this verification is not a guarantee as to the overall performance of the foundation system.

Drilling logs for drilled pier foundations SHALL be attached to the Foundation Compliance Form.

Section A may be used if one engineer or architect has completed and is responsible for all the required inspections.

Section B must be used **if more than one engineer or architect** has completed and is responsible for the required inspections.

SECTION A

Type Of Inspection		Dates of Inspections	Seal, Signature & Date
1.	Site Condition / Preparation		
2.	Pier Holes & Piers / Caissons / Footings		
3.	Grade Beams / Foundation Walls / Slab on Grade		
4.	Other:		
5.	Foundation Drains		
Engineer/Architect:			
Firm Name:			
Address:			

SECTION B

Site Condition Preparation	Dates of Inspections	Seal, Signature & Date
Engineer/Architect:		
Firm Name:		
Address:		

Pier Holes & Piers Caissons Spread Footings Pad Footings	Dates of Inspections	Seal & Signature
Engineer/Architect:		
Firm Name:		
Address:		

Grade Beams Foundation Walls Slab-on-Grade	Dates of Inspections	Seal & Signature
Engineer/Architect:		
Firm Name:		
Address:		

Other : Specify	Dates of Inspections	Seal & Signature
Engineer/Architect:		
Firm Name:		
Address:		

Foundation Drains	Dates of Inspections	Seal & Signature
Engineer/Architect:		
Firm Name:		
Address:		

NOTE: A completed Foundation Compliance Form shall be submitted and recorded with the Jefferson County Division of Building Safety PRIOR to requesting a final building inspection.

APPENDIX Y UNSAFE BUILDINGS AND STRUCTURES

Y101.1 Unsafe buildings or structures. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a distinct fire hazard, or are otherwise dangerous to human life are, for the purpose of this Appendix, unsafe. Any building or structure constituting a distinct hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, or damage or abandonment is, for the purpose of this Appendix, unsafe. Parapet walls, cornices, spires towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

Y101.2 Public nuisances. All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in this Appendix.

Y101.3 Notice to owner. The *building official* shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged and, if such is found to be an unsafe building as defined in this Appendix, the *building official* shall give to the owner of such building or structure written notice stating the defects thereof. This notice may require the owner or person in charge of the building premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portion thereof, and all such work shall be completed within 90 days from the date of notice unless otherwise stipulated by the *building official*. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not reoccupied until the required repairs and improvements are completed, inspected, and *approved* by the *building official*.

Proper service of such notice shall be by personal service upon, or by certified mail addressed to, the owner of record of the building premises; provided that, if such notice is by certified mail, the designated period within which said owner or persons in charge is required to comply with the order of the *building official* shall begin as of the date said owner received such notice.

If no address can be found for the owner of said property, the notice may be served by publishing a copy of the notice once in a newspaper of general circulation within Jefferson County, setting forth the address of the premises involved, if any, and the legal description of said premises and stating the defects complained of and the time in which said defects shall be corrected. Said notice shall be considered served three (3) days after the publication date of said newspaper.

Y101.4 Posting of signs. The *building official* shall cause to be posted at each entrance of such building or structure a notice reading "DANGER, KEEP OUT. THIS STRUCTURE IS UNSAFE FOR OCCUPANCY" and indicating the condition of the building or structure. Such notice shall not be removed without permission of the *building official*, and no person shall enter the building or structure except for the purpose of making the required repairs or demolishing the building or structure as indicated on the notice.

Y101.5 Right to demolish. In case the owner shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the Board of County Commissioners may order the owner to be prosecuted as a violator of the provisions of the code and may order the *building official* to proceed with the work specified in such notice. A statement of the cost of such work will be transmitted to the Board of County Commissioners who shall cause the same to be paid and levied as a special assessment against the property.

Y101.6 Costs. Costs incurred under Section Y115.5 shall be paid out of the County general fund. Such costs shall be charged to the owner of the premises involved as a special assessment on the land on which the building or structure is located and shall be collected in the manner provided for special assessments.