

ORDINANCE NO. 647

AN ORDINANCE AMENDING CURRENTLY EFFECTIVE BUILDING CODES, PREVIOUSLY ADOPTED BY THE TOWN OF OAK CREEK TO CONFORM TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION, INCLUDING APPENDIX CHAPTER J; INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION INCLUDING APPENDIX CHAPTER Q; INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; NATIONAL ELECTRICAL CODE, 2017 EDITION; INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, ADMINISTRATIVE PROVISIONS, 2006 EDITION; INTERNATIONAL MECHANICAL CODE, 2015 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION; INTERNATIONAL PLUMBING CODE, 2015 EDITION; INTERNATIONAL FUEL GAS CODE, 2015 EDITION; ALL REGULATIONS CONCERNING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Colorado Revised Statutes 31-16-201 to 208 provide that municipalities may adopt certain codes and standards by reference; and

WHEREAS, pursuant to CRS 31-16-204, the Board may alter and amend any building code; and

WHEREAS, notice of the hearing shall be published twice in a newspaper of general circulation in the adopting municipality, once a least fifteen days preceding the hearing and once a least 8 days preceding it; if there is no such newspaper, the notice shall be posted in the same manner as provided for the posting of a proposed ordinance; the notice shall state the time and place of the hearing; and

WHEREAS, the International Code Council and similar bodies have updated and improved the codes; and

WHEREAS, the Board finds the fees set forth in herein are reasonable and necessary to cover the expected normal costs of plan review and inspection associated with the permits in question; and

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

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF OAK CREEK, COLORADO AS FOLLOWS:

Section 1: Amendment and Restatement of Existing Codes. The currently effective building codes adopted by Ordinance No. 619 and Ordinance No. 633 together with any previously adopted building codes not previously repealed or amended are hereby amended and restated by reference to the codes and materials described as follows:

A. International Building Code - Adoption.

There is hereby adopted by the Town of Oak Creek ("Town"), 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 Town, that certain code known as the International Building Code, 2015 Edition, including Appendix Chapters J, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Building Code - Amendments and Deletions.

The International Building Code, 2015 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.

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

Building:

2. Fences not over 6' (2134 mm)

6. Platforms, sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

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, and the 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 116.1 Conditions, is amended by adding a second paragraph to read as follows:

The Building Official may use the Uniform Code for Abatement of Dangerous Buildings, as adopted, to provide a just, equitable and practicable method to be cumulative with and in addition to any other remedy provided by this code.

Section 310.4 Residential Group R-2, delete Vacation timeshare properties.

Section 706.3 Materials, is hereby deleted.

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 (2) stories or less with no more than two (2) dwelling units, provided the building is constructed as required by Section 508.4, 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 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 1207.2 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 3009, Certificates of Inspection is added to read as follows:

3009.1 General. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.

3009.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.
Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Section 3202 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 3202.2.3. 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 3202.3.1 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 J Section J102 Definitions. WELL is added to read as follows:

WELL. A water well.

Appendix J Section J103.2 Exemptions, is amended to read as follows:

A grading *permit* shall not be required for the following activities unless the activity occurs within the 50 foot water body setback of any water body as defined in the Routt County Zoning Resolution; if occurring within the waterbody setback a grading permit is required and the exemption does not apply:

Appendix J Section J103.2 Exemptions, is amended to add:

8. Any excavation of less than 300 cubic yards of material.
9. Any fill of less than 300 cubic yards of material.
10. Any soil disturbance of less than one acre.

Disturbance of land for agricultural purposes such as the clearing or grading of land for the purpose of and reasonably necessary for preparing the soil for crop production, weed control, maintenance and construction of agriculture-related water structures, other agricultural cultivation purposes, and the construction of fences and other agriculture-related structures not governed by the water body setback requirements and is exempt from the requirement of obtaining a building permit.

Appendix Section J103.3 Grading fees, is added to read as follows:

When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. A grading permit fee shall be paid at permit issuance. Said plan review and grading permit fees shall be as set forth in the adopted fee schedule.

B. International Residential Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), 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 Town, that certain code known as the International Residential Code, 2015 Edition, including Appendix Chapter Q, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

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.

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).

2. Fences not over 6’ (2134 mm)

11. Roofing permits are not required when existing roofing materials are removed without damaging or removing existing roofing underlayment materials and new roofing materials of the same type are re-installed.

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 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, and the 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.

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

- Ground Snow Load – Varies by site location and elevation.
- Climate Zone 7
- Wind Speed – 115 MPH (ultimate design wind speed)
- Topographic Effects – No
- Seismic Design Category – B
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frostline Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design Temperature – -15°F (-26°C)
- 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)

Section R302.3 Two family dwellings, Exception 2, is hereby deleted.

Section R311.7.11 Alternating tread devices, is added to read as follows:

Alternating tread stairways may serve as an exit from an area not to exceed 200 square feet. Alternating tread stairways shall have a minimum projected tread of 8.5 inches (216 mm) with a minimum tread depth of 10.5 inches (267 mm). The rise to the next alternating tread surface should not be more than 8 inches (203 mm). The initial tread of the stairway shall begin at the same elevation as the platform, landing or floor surface. An approved handrail shall be provided on each side.

Section R311.7.12 Ship's ladder stairway, is added to read as follows:

An interior fire escape stairway may serve as an exit from an area not to exceed 200 square feet. The pitch of the stairway shall not exceed 60 degrees with a minimum width of 24 inches. Treads shall be not less than 4 inches in width and the rise between treads shall not exceed 10 inches. An approved handrail shall be provided on each side.

Section R313 Automatic fire sprinkler systems, is hereby deleted.

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 R703.7.3 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 shop 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 R703.7.3.1 or 703.7.3.2.

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.

Section N1102.4.1.2 (R402.4.1.2) Testing, is hereby deleted.

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 (303.7) 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. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

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.

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

Water service pipe and the building sewer shall be separated as required by policy established by jurisdiction without exception.

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:

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.

Appendix Q Tiny Houses from the 2018 International Residential Code

TINY HOUSES

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

**SECTION AQ101
GENERAL**

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the *International Residential Code* except as otherwise stated in this appendix.

**SECTION AQ102
DEFINITIONS**

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the *International Residential Code* for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements in Section R310.2.

LANDING PLATFORM. A landing measuring two treads deep and two risers tall, provided as the top step of a stairway accessing a *loft*.

LOFT. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of Section AV104, and used as a living or sleeping space.

TINY HOUSE. A *dwelling* which is 500 or less square feet (37 m²) in floor area excluding *lofts*.

**SECTION AQ103
CEILING HEIGHT**

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a *ceiling height* not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 foot 8 inches (2032 mm).

**SECTION AQ104
LOFTS**

AQ104.1 Minimum loft areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²)

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AV104.2.1 through AV104.2.4

AQ104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AV104.2.1.1 through AV104.2.1.5

AQ104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

AQ104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width.

Exception: The headroom for *landing platforms* shall not be less than 4 feet 6 inches (1372 mm).

AQ.104.2.1.3 Treads and Risers. Risers for stairs accessing a *loft* shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

Tread depth = 20 inches (508 mm) minus $\frac{4}{3}$ riser height

OR

Riser height = 15 inches (381 mm) minus $\frac{3}{4}$ tread depth

Exception: Landing platforms shall measure two treads deep and two risers tall.

AQ104.2.1.4 Handrails. Handrails shall comply with Section R311.7.8.

AQ104.2.1.5 Stairway guards. *Guards* at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AV104.2.2.1 and AV104.2.2.2

AQ104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ -inch (9.5 mm).

AQ104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices. *Alternating tread devices* accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders. *Ships ladders* accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.3 Loft guards. *Loft guards* shall be located along the open side(s) of *lofts* located more than 30 inches (762 mm) above the main floor. *Loft guards* shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

**SECTION AQ105
EMERGENCY ESCAPE AND RESCUE OPENINGS**

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for *emergency escape and rescue openings*.

Exception: *Egress roof access windows in lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

C. International Existing Building Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing minimum life safety requirements for all existing buildings within the Town that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2015_Edition, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

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.

D. Uniform Code for the Abatement of Dangerous Buildings Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), 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 Town 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 Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section.

E. National Electrical Code - Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating the installation and use of electric conductors and equipment within the Town, 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.

F. International Code Council Electrical Code, Administrative Provisions, Adoption.

There is hereby adopted by the Town of Oak Creek ("Town"), 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 Town, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2006 Edition, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

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.

G. International Mechanical Code – Adoption.

There is hereby adopted by the Town of Oak Creek ("Town"), 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 Town, that certain code known as the International Mechanical Code, 2015 Edition; published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Mechanical Code – Amendments.

The International Mechanical Code, 2015 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.

H. International Energy Conservation Code – Adoption

There is hereby adopted by the Town of Oak Creek (“Town”) for the purpose of regulating and governing energy efficient building envelopes and 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, 2015 Edition published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

Section R402.4.1.2 Testing, is hereby deleted.

I. International Plumbing Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), 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 Town, that certain code known as the International Plumbing Code, 2015 Edition published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2015 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 jurisdiction 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 312.5 Water supply system test, is amended by adding the following exception:

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 jurisdiction.

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 jurisdiction.

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 jurisdiction.

Section 701.3 Separate sewer connection, is amended to read as follows:

Every premises having plumbing fixtures installed and intended for human habitation, occupancy or use on premises abutting on a street, alley or easement in which there is a public sewer shall have a separate connection to the sewer.

Section 703.7 Slope of building sewer, is added to read as follows:

The building sewer shall have a minimum slope of $\frac{1}{4}$ -inch (6.35 mm) per lineal foot (305 mm).

Section 1003.4 Oil separators required, is amended to read as follows:

At any building providing access to motor vehicles, repair garages, car washing facilities, and where oily or flammable liquid wastes are produced or stored and in hydraulic elevator pits, separators shall be installed into which water that may contain heavy solids, oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying in the building drainage system or other point of disposal. Sand and oil interceptors shall be designed and located so as to be provided with ready access for cleaning. Location within a building will require a vapor tight cover.

Exception: Private garages attached to a dwelling or townhome.

Section 1003.4.2 Oil separator design is amended to read as follows:

Sand and oil separators shall be designed in accordance with 1003.4.2.1.

Section 1003.4.2.1 General Design Requirements, is amended to read as follows:

Sand and oil separators shall have a depth of not less than 2 feet (610 mm) below the invert of the discharge drain. The outlet opening of the separator shall have not less than an 18-inch (457 mm) water seal. The inlet shall extend to a minimum of 6-inches (152 mm) below the water level of the interceptor. Sand and oil separators shall have a minimum capacity of 6 cubic feet (0.168 m³) for the first 100 square feet (9.3 m²) of area to be drained, plus 1 cubic foot (0.028 m³) for each additional 100 square feet (9.3 m²) of area to be drained into the separator.

Section 1003.4.2.2 Garages and service stations, is hereby deleted.

Section 1108.3 Sizing of secondary drains, is amended to add the following:

Secondary roof drains shall be located with the inlet flow line two inches (51 mm) above the roof drain.

J. International Fuel Gas Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the Town, that certain code known as the International Fuel Gas Code, 2015 Edition published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Fuel Gas Code - Amendments and Deletions.

The International Fuel Gas Code, 2015 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. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.

2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

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.

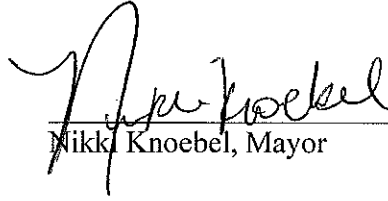
Section 2: Adoption of Fee Schedule: Building Permit Fees, Electrical Permit Fees, Plumbing Permit Fees, Mechanical Permit Fees, Pool, Spa and Hot Tub Permit Fees, Grading Plan Review Fees, Grading Permit Fees, Other Fees, Factory Built Home, Manufactured Home, and Mobile Home Permit Fees, Elevator Permit Fees, and Fire Suppression and Detection Permit Fees are adopted as shown on Table 3A attached hereto as Exhibit A.

Section 3: Severability. If any part or parts, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of the Ordinance.

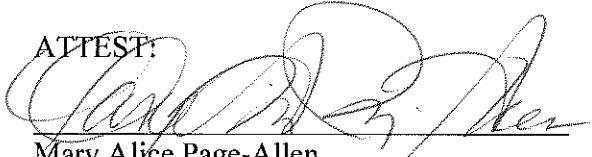
Section 4: Effective Date. This ordinance shall take effect and be in full force and effect on January 1st, 2018 and in no case less than thirty (30) days after publication pursuant to C.R.S. 31-16-105.

Ordinance No. 647

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED this 12th day of
October, 2017.



Nikki Knoebel, Mayor

ATTEST:


Mary Alice Page-Allen
Town Administrator/Clerk

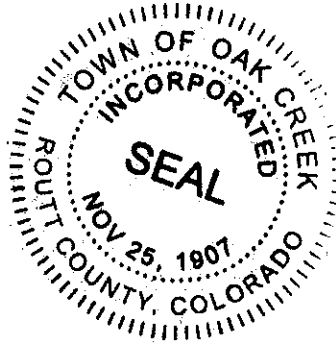


EXHIBIT A - ORDINANCE NO. 647 - TABLE 3A

BUILDING PERMIT AND PLAN REVIEW FEES

BUILDING PERMIT FEES:

| Total Valuation | Fee |
|----------------------------------|--|
| • \$1.00 to \$500.00 | \$21.15 |
| • \$500.01 to \$2,000.00 | \$21.15 for the first \$500.00 plus \$2.75 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00 |
| • \$2000.01 to \$25,000.00 | \$62.33 for the first \$2,000.00 plus \$12.60 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00 |
| • \$25,000.01 to \$50,000.00 | \$352.13 for the first \$25,000.00 plus \$9.09 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00 |
| • \$50,000.01 to \$100,000.00 | \$579.38 for the first \$50,000.00 plus \$6.30 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00 |
| • \$100,000.01 to \$500,000.00 | \$894.38 for the first \$100,000.00 plus \$5.04 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00 |
| • \$500,000.01 to \$1,000,000.00 | \$2910.38 for the first \$500,000.00 plus \$4.28 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00 |
| • \$1,000,000.01 and up | \$5047.88 for the first \$1,000,000.00 plus \$3.29 for each additional \$1,000.00 or fraction thereof |

PLAN REVIEW FEE: When a plan or other data is required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fee for buildings and structures shall be 65% of the building permit fee as set forth above.

ELECTRICAL PERMIT FEES

PERMIT ISSUANCE (in addition to items below)

| | |
|---|---------|
| For issuing each permit..... | \$25.00 |
| For issuing each supplemental permit..... | \$15.00 |

RESIDENTIAL. This shall include modular homes, mobile homes, duplexes, condominiums and town homes. Fees for all new construction and extensive remodeling and additions shall be as follows (based on floor area):

| | |
|---|---------|
| Not more than 1,000 sq ft..... | \$45.00 |
| Over 1,000 sq ft but not more than 1,500 sq ft..... | \$67.00 |
| Over 1,500 sq ft but not more than 2,000 sq ft..... | \$85.00 |
| For each additional 100 sq ft in excess of 2,000 sq ft add..... | \$3.50 |

ALL OTHER FEES, except for inspection in mobile home and RV parks, shall be computed based on the dollar value of the electrical installation, including labor and material. The fees shall be computed as follows:

| | |
|--|----------|
| More than \$0 but not more than \$2,000.00..... | \$45.00 |
| More than \$2,000.00 but not more than \$50,000.00..... (* per thousand or fraction thereof) | \$18.00* |
| More than \$50,000.00 but not more than \$500,000.00..... (* per thousand or fraction thereof plus \$50.00) | \$17.00* |
| More than \$500,000.00..... (* per thousand or fraction thereof plus \$50.00) | \$16.00* |
| Mobile homes and travel (RV) parks per space..... | \$50.00 |

PLUMBING PERMIT FEES

PERMIT ISSUANCE

1. For the issuance of each permit.....\$25.00
2. For issuing each supplemental permit.....\$15.00

UNIT FEE SCHEDULE (in addition to item 1 or 2 above)

1. **FIXTURES AND VENTS**
For each plumbing fixture or trap or set of fixtures on one trap (including water piping, drainage piping, and backflow protection therefor)\$8.00
For repair or alteration of drainage or vent piping, each fixture.....\$10.00
2. **WATER PIPING**
For installation, alteration, or repair of building water piping and/or water-treating equipment, each\$10.00
3. **ROOF DRAINS**
Roof drain systems—per roof drain or overflow drain (inside building)\$17.00
4. **WATER HEATERS**
For each water heater and/or vent.....\$10.00
5. **FUEL GAS PIPING**
For each gas pipe system of one to five outlets\$20.00
For each additional gas piping system outlet, per outlet.....\$1.00
6. **DISPOSAL SYSTEMS AND INTERCEPTORS**
For each industrial waste pretreatment interceptor or grease trap\$10.00
7. **BACKFLOW PROTECTION**
For each building backflow protective device or building atmospheric-type vacuum breakers or irrigation system backflow device:
2 inches and smaller.....\$10.00
over 2 inches\$20.00
8. **GRAYWATER SYSTEM**
For each graywater system.....\$8.00
9. **MEDICAL GAS PIPING**
For each medical gas piping system serving one to five inlet(s)/outlets(s) for a specific gas\$20.00
For each additional medical gas inlet/outlet\$1.00

MECHANICAL PERMIT FEES

PERMIT ISSUANCE

1. For the issuance of each permit\$25.00
2. For issuing each supplemental permit.....\$15.00

UNIT FEE SCHEDULE (In addition to items 1 and 2 above)

1. FURNACES AND HEATERS

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h\$16.50

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h\$21.00

For the installation or relocation of each floor furnace, including vent\$16.50

For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater\$16.50

For the installation of a wood or gas fired fireplace, insert, or stove.....\$16.50

2. FUEL GAS PIPING AND TANKS

Gas piping systems of one to five outlets\$20.00

For each additional gas outlet.....\$1.00

LPG Tank set and yard piping\$10.00

3. BOILERS AND COMPRESSORS

For the installation or relocation of each boiler or compressor to and including three horsepower or each absorption system to and including 100,000 Btu/h.....\$16.50

For the installation or relocation of each boiler or compressor over three horsepower to and including 15 horsepower, or each absorption system over 100,000 Btu/h to and including 500,000 Btu/h\$30.50

For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower, or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h\$42.00

For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower, or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h\$62.00

For the installation or relocation of each boiler or refrigeration compressor over 50 horsepower, or each absorption system over 1,750,000 Btu/h.....\$104.00

4. AIR HANDLING UNITS

For each air-handling unit to and including 10,000 CFM, including ducts attached thereto\$12.00

For each air-handling over 10,000 CFM\$20.00

5. **VENTILATION AND EXHAUST**
 For each ventilation fan connected to single duct\$8.00
- For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit\$12.00
- For the installation of each domestic-type hood which is served by mechanical exhaust, including ducts for such hood.....\$12.00
- For the installation of each commercial or industrial hood which is served by mechanical exhaust, including the ducts for such hood\$30.00
6. **EVAPORATIVE COOLERS**
 For each evaporative cooler other than a portable type.....\$12.00
7. **APPLIANCE VENTS**
 For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit (includes dryer duct)\$8.50
8. **REPAIR OR ADDITIONS**
 For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the UMC or IMC\$15.50
9. **MISCELLANEOUS**
 For each appliance or piece of equipment regulated by the UMC or IMC but not classed in other appliance categories, or for which no other fee is listed in this schedule of fees\$12.00

POOL, SPA AND HOT TUB PERMIT FEES

PERMIT ISSUANCE

- Public Pools and Hot Tubs (each).....\$30.00
 Private Pools and Hot Tub (each)\$20.00

Building permit and plan review fees along with Plumbing, Mechanical and Electrical sub permits shall apply. Permit fees shall be based on building and sub permit fee schedules.

GRADING PLAN REVIEW FEES

- 50 cubic yards No Fee
- 50 to 100 cubic yards \$26.50
- 100 to 1,000 cubic yards \$42.00
- 1,000 to 10,000 cubic yards \$55.00
- 10,000 to 100,000 cubic yards – \$55.00 for the first 10,000 cubic yards, plus \$27.50 for each additional 10,000 cubic yards or fraction thereof.
- 100,000 to 200,000 cubic yards - \$302.50 for the first 100,000 cubic yards, plus \$14.85 for each additional 10,000 cubic yards or fraction thereof.
- 200,000 cubic yards or more - \$451.00 for the first 200,000 yards, plus \$8.15 for each additional 10,000 cubic yards or fraction thereof.

GRADING PERMIT FEES

- 0 to 100 cubic yards \$50.00
- 100 to 1,000 cubic yards - \$50.00 for the first 100 cubic yards, plus \$20.00 for each additional 100 cubic yards or fraction thereof.
- 1,000 to 10,000 cubic yards - \$230.00 for the first 1,000 cubic yards, plus \$16.50 for each additional 1,000 cubic yards or fraction thereof.
- 10,000 to 100,000 cubic yards - \$378.50 for the first 10,000 cubic yards, plus \$75.00 for each additional 10,000 cubic yards or fraction thereof.
- 100,000 cubic yards or more - \$1,053.50 for the first 100,000 cubic yards plus \$42.00 for each additional 10,000 cubic yards or fraction thereof.

OTHER FEES

1. Inspections outside of normal business hours (minimum charge – 4 hours) \$50.00 per hour
2. Reinspection fees (work not ready for inspection or called for corrections not made) \$50.00
3. Inspections for which no fee is specifically indicated (minimum charge – 2 hours) \$50.00 per hour
4. Additional plan review required by changes, additions or revisions to or revisions to the approved plans (minimum charge – one half hour) \$50.00 per hour

FACTORY-BUILT HOME, MANUFACTURED HOMES and MOBILE HOME PERMIT FEE SCHEDULE:

BUILDING PERMIT FEES:

For each factory-built home \$100.00 per section
plus Building Permit and Plan Review Fees as determined based on the valuation (*material and labor*) for foundation systems, porches, decks and stairs or other permanent construction which are not components of the factory-built home as produced.

ELECTRICAL PERMIT FEES:

For hookup of each factory-built home.....\$45.00

Fees for additions, remodels and repairs to factory-built home electrical systems shall be as determined for Electrical Permit Fees,

PLUMBING PERMIT FEES:

For the issuance of each permit.....\$15.00

For hookup of each factory-built home plumbing system\$9.00

Fees for additions, remodels and repairs to factory-built home plumbing systems shall be as determined for Plumbing Permit Fees.

MECHANICAL PERMIT FEES:

For the issuance of each permit.....\$15.00

For hookup of fuel gas system to each factory-built home\$9.00

Fees for additions, remodels and repairs to factory-built home mechanical systems shall be as determined for Mechanical Permit Fees.

ELEVATOR PERMIT FEES

North West Colorado Council of Government (NWCCOG) INSPECTIONS:

NWCCOG is the inspection agency for all elevator installations in Steamboat Springs and Routt County. Contact NWCCOG at (970) 468-0295 ext.108 for fee information on elevator permits.

FIRE SUPPRESSION AND DETECTION PERMIT FEES

The Oak Creek Fire Protection District has access and fire prevention review authority for buildings constructed in their district. Contact the district for application submittal information and permit fees.