

EXHIBIT A

SECTION 1. REPEAL OF THE CODES.

The following are hereby repealed as part of the Summit County Building Code:

- A) The International Building Code, 2006 edition, as amended, published by the International Code Council Inc .
- B) The International Residential Code, 2006 edition, including Appendix G&K, published by the International Code Council, Inc.
- C) The International Mechanical Code, 2006 edition, including Appendices A, published by the International Code Council, Inc.
- D) The International Plumbing Code, 2006 edition, including Appendices C, E, F and G published by the International Code Council, Inc.
- E) The International Fuel Gas Code, 2006 edition, including Appendices A and B, published by the International Code Council, Inc.
- F) The National Electrical Code, 2008 edition, published by the National Fire Protection Association, Inc.
- G) The Summit County Sustainable Building Code, 2008 Edition

SECTION 2. ADOPTION OF THE CODES.

The following materials are hereby adopted in their entirety as part of the Summit County Building Code, subject to the modifications as set forth in Section 3 herein, directly below:

- A) The International Building Code, 2012 Edition, published by the International Code Council, Inc.
- B) The International Residential Code, 2012 Edition including Appendix Chapters F, G and K, Published by the International Code Council, Inc.
- C) The International Mechanical Code, 2012 Edition, including Appendix A, published by the International Code Council, Inc.
- D) The International Plumbing Code, 2012 Edition, including Appendices published by the International Code Council, Inc.
- E) The National Electrical Code, 2011 Edition, published by the National Fire Protection Association.
- F) The ICC Electrical Code - Administrative Provisions, 2006 Edition, published by the International Code Council, Inc.
- G) The International Fuel Gas Code, 2012 Edition, including Appendices A and B, published by the International Code Council, Inc.
- H) The International Energy Conservation Code, 2012 Edition, published by the International Code Council, Inc.
- I) The Uniform Code for Building Conservation, 1997 Edition, including Appendix Chapter 3, published by the International Conference of Building Officials.
- J) The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.

SECTION 3. AMENDMENTS.

The codes are hereby made subject to the incorporation of the following additions, deletions and modifications:

2012 INTERNATIONAL BUILDING CODE.

Section 101.1 is amended by adding the name, "Summit County".

Section 101.4.3 is amended by deleting the last sentence that references the International Private Sewage Disposal Code.

Section 101.4.4 is amended to read as follows:

101.4.4 Existing Buildings. The provisions of Chapter 34 and the *Uniform Code for Building Conservation* shall apply to any change of occupancy, alteration or repair of existing buildings and structures.

Section 102.6 is amended by replacing the reference to the International Property Maintenance Code with a reference to the Uniform Code for Building Conservation.

Section 103.2 is amended to read as follows:

103.2 Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code, nevertheless, such authorization and direction shall be neither an express nor implicit guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manner.

Section 103.3 is amended to read as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction, the building official shall have the authority to appoint a deputy building official, related technical officers, inspectors, plan examiners and other employees. Such employees shall have those powers and duties as have been expressly delegated by the building official, subject to modification from time to time.

Section 104.8 is amended by adding the following additional first paragraph:

The adoption and implementation of this code, as well as any previous Building Construction and Housing Standards adopted by Summit County, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent. Neither this code nor any previous Building Construction and Housing Standards shall create any affirmative duty or be deemed to establish any affirmative representation on behalf of the Board of County Commissioners, the Building Official of the Summit County Government, its employees, officials or agents.

Sections 105.1.1 and 105.1.2 are hereby repealed in their entirety.

Section 105.5 is amended to read as follows:

105.5 Expiration. (a) Every building permit issued by the building official under the provisions of this code shall expire 18 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 18 months. Such extensions shall be based upon written request by an applicant demonstrating, to the discretion of the Building Official, justifiable cause for the extension, and shall be effective as of the day of written approval. (b) Every stand alone technical (mechanical, electrical, plumbing, fireplace and photovoltaic) and hot tub permit issued by the building official under the provisions of this code shall expire 3 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 3 months. Such extensions shall be based upon written request by an applicant demonstrating, to the discretion of the Building Official, justifiable cause for the extension, and shall be effective as of the day of written approval.

Section 107.1 is amended to read as follows:

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in one or more sets with each permit application. The construction documents, to include structural analysis, shall be prepared by a registered design professional. The Building Official may waive the requirement for a design professional when it is found that the nature of the work is such that a design professional is not necessary to obtain compliance with the code. Where special

conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Section 109.2 is amended to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the *Summit County Building Inspection Department Fee Schedule*.

Section 109.4 is amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to fees for an investigation in addition to any other required permit fees. The investigation fee shall be as set forth in the *Summit County Building Inspection Department Fee Schedule*.

Section 110.3.5 is amended by deleting the exception.

Section 110 is amended by adding a new subsection to read as follows:

110.7 Reinspections. A reinspection fee, as specified in the *Summit County Building Inspection Department Fee Schedule*, may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when any of the following conditions exist:

- a. the inspection record card is not posted or otherwise available on the work site,
- b. the approved plans are not readily available to the inspector,
- c. the applicant failing to provide access on the date for which the inspection is requested, or
- d. deviation from plans requiring the approval of the building official.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

Section 111.3 is amended to read as follows:

111.3.1 Temporary occupancy. The building official may issue a temporary certificate of occupancy before completion of the entire work covered by the permit, if, in the exercise of his discretion, he finds that the following standards have been satisfied:

- a. Such portion or portions of the structure subject to the temporary certificate of occupancy may be occupied safely and present no threat of fire or to the life, health, or welfare of the occupants or the public;
- b. Construction of the structure subject to the permit is substantially complete and only minor items of the project remain for full completion and issuance of a full certificate of occupancy.
- c. The general contractor and/or owner requesting a temporary certificate of occupancy have provided sufficient assurances to the building official that the project will reach final completion and certificate of occupancy in a timely manner; and
- d. For any multi-family or multiple unit project, including without limit townhouse and condominium projects, a duplex development, or other projects consisting of five or more units under construction, temporary certificates of occupancy may be issued for no more that forty percent (40%) of those units under construction at any time.

111.3.2 Prior to obtaining a temporary certificate of occupancy, the applicant must meet the following requirements:

- a. All applications for a temporary certificate of occupancy must be completed and signed by the authorized agent for the general contractor, and, where applicable, by the owner of the property in question; and
- b. Prior to the issuance of a temporary certificate of occupancy, the applicant must record in the records of the Summit County Clerk and Recorder a Notice of Temporary Certificate of Occupancy pertaining to the property in question. Upon issuance of a full certificate of occupancy for any project, the building official

will issue a full release of said notice, also to be recorded in the records of the Summit County Clerk and Recorder.

111.3.3 Temporary certificates of occupancy shall be issued for a duration of no longer than six months. Any temporary certificates of occupancy held beyond such six month period shall automatically expire and become null and void.

111.3.4 Temporary certificates of occupancy shall be subject to the following fee schedule:

- a. For the first two months of such temporary certificate of occupancy, a fee of \$100 per month;
- b. For the third and fourth months of such temporary certificate of occupancy, a fee of \$200 per month;
- c. For the fifth and all subsequent months of such temporary certificate of occupancy, a fee of \$300 per month.

111.3.4.1 Payment for such fees shall be made in a cumulative fashion upon issuance of the temporary certificate of occupancy, with a total fee deposit payment of \$1,200.00 due upon such issuance. Applicants who complete all work required for issuance of a full certificate of occupancy and obtain such a certificate of occupancy within such six month period shall be entitled to a pro rata return of their \$1,200.00 fee deposit, calculated on a monthly basis.

111.3.4.2 Failure to pay the fees as designated herein, or the fees as set forth under previous temporary certificate of occupancy programs administered by the Building Official, in a timely manner may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, in accordance with the provisions of section 111.3.6 below.

111.3.5 In establishing a regulatory program for the issuance of Building Permits, the Board of County Commissioners of Summit County finds as follows:

- a. Temporary certificates of occupancy issued prior to the adoption of the building regulations as set forth herein fail to properly address issues of great concern, such as the duration of issuance of such temporary certificates of occupancy, assurances for final completion of the project, costs of administration, and public notice of such issuance.
- b. Moreover, the indefinite duration of such temporary certificates of occupancy creates concerns regarding life, health, and safety issues, including but not limited to the potential deterioration of the structures not finally completed.
- c. Accordingly, such temporary certificates of occupancy issued prior to the adoption of this set of building regulations are hereby considered to be legal nonconforming temporary certificates of occupancy.
- d. Given the inherent temporary nature of such temporary certificates of occupancy, the Board of County Commissioners finds that there is no reasonable long term expectation in the continued issuance and effectiveness of such authorizations.
- e. Accordingly, providing an amortization period of one year from the date of adoption of the building regulations set forth herein for the validity of all temporary certificates of occupancy issued prior to such adoption, allows the individual holder of such temporary certificates of occupancy property to enjoy the useful economic advantages of their certificate and take all reasonable steps to achieve a full certificate of occupancy prior to the expiration of such temporary certificate of occupancy.
- f. The amortization schedule contained herein is reasonable, given the balance between the costs involved to the individual holders of such certificates and the general concerns for the public health, safety and welfare served by gradually eliminating all such temporary certificates of occupancy issued under standards which do not meet the current concerns addressed by the building regulations set forth herein.

111.3.6 All holders of temporary certificates of occupancy issued prior to the adoption of these building regulations may apply for a temporary certificate of occupancy in accordance with the revised procedure set forth herein at any time during the period in which such preexisting certificates are considered valid in accordance with this section 111.3.5.

111.3.7 A violation of any of the provisions of this section 111.3 may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, and lead to the commencement of remedial

action by the building department, pursuant to Sections 113 and 114 of this Code, Title 30, Article 28, part 2, C.R.S. (2002), and all other available means of enforcement.

111.3.7.1 All temporary certificates of occupancy which have been terminated or expired in accordance with this section 111.3 shall be subject to a notice of termination of temporary certificate of occupancy pertaining to the property in question, to be recorded in the records of the Summit County Clerk and Recorder.

Section 111 is amended by adding a new subsection to read as follows:

111.5 Certificate of Completion. A Certificate of Completion shall be issued for minor work not directly related to occupancy when such work complies with the provisions of this code and all other laws and regulations implemented by the code enforcement agency.

Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

LOFT. A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.

POTENTIAL SLEEPING ROOM. A room or space within a dwelling unit having a floor area, with 5 feet or more of ceiling height, of at least 70 square feet will be considered a sleeping room in accordance with the following:

In a building defined as a *dwelling* or *lodging* house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an *apartment house* or *hotel*, any room or space having one of the following factors shall be considered a sleeping room:

- a. Has walls and doors to separate it from other habitable spaces
- b. Meets the definition of a loft as amended by Summit County
- c. Has a closet or similar provision for clothes storage
- d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2012 International Building Code, Section 1029, smoke detectors per Section 907, and carbon monoxide detectors per *State of Colorado House Bill 09-1091*.

Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled.

Section 420 is amended to add a new subsection to read as follows:

420.6 Sustainable Building Code. All residential (Type R) occupancies are to be LEED-H, ICC-700, Green Globes or certified through an alternate third party, approved by the building official.

Section 501.2 is amended by changing 4" to 5" and by adding the following sentence:

The premise identification characters shall be reflective.

Section 718 is amended by adding two new subsections to read as follows:

718.6 Factory-built fireplace enclosures. Combustible construction enclosing factory-built fireplaces with class 'A' chimneys shall be protected on the interior (fireplace) side by one-hour fire resistive construction.

718.7 Factory-built chimney enclosures. Factory-built class 'A' chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) side by not less than one-hour fire resistive construction.

Exception: The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof are not required to be enclosed. However if they are enclosed, the interior of the shaft shall be protected by one-hour fire resistive construction.

Section 901.5 is amended by adding a new subsection to read as follows:

901.5.1 Special inspector required. All fire protection systems required by this code shall be reviewed at plan submittal, inspected and approved by an authorized representative of the fire department.

Section 908.7 is amended to comply with *State of Colorado House Bill 09-1091*.

Section 1013.2 is amended by adding the following: Cables shall not be utilized in the construction of guards.

Section 1106 is amended to read as follows:

1106.1 Required. Where parking is provided, accessible parking spaces shall comply with the applicable parking provisions of Chapter 3 of the Summit County Land Use and Development Code, as enforced by the Summit County Planning Department.

Table 1106.1 is hereby repealed in its entirety.

Section 1503 is amended by adding a new subsection and an exception to read as follows:

1503.7 Snow-shed Barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

Exception: Roof areas with a horizontal dimension of no more than 48 inches (1,219 mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface.

Section 1505.1 is amended to read as follows:

1505.1 General. All roof coverings on new construction shall be Class A. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898.

Table 1505.1 and all footnotes to the table are hereby repealed in their entirety.

Section 1507.1 is amended by inserting a new subsection to read as follows:

1507.1.1 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface.

Section 1507.2.9.2 is hereby repealed in its entirety.

Section 1507.3.3 is hereby repealed in its entirety.

Section 1507.5.3 is hereby repealed in its entirety.

Section 1507.6.3 is hereby repealed in its entirety.

Section 1507.7.3 is hereby repealed in its entirety.

Section 1507.8 is amended to read as follows:

1507.8 Wood shingles. The installation of wood shingles shall comply with the provisions of this section.

Table 1507.8 is hereby repealed in its entirety.

Section 1507.8.3 is hereby repealed in its entirety.

Section 1507.9 is amended to read as follows:

1507.9 Wood shakes. The installation of wood shakes shall comply with the provisions of this section.

Section 1507.9.3 is hereby repealed in its entirety.

Section 1608.2 is amended to read as follows:

1608.2 Snow loads. The loads to be used in determining the design snow loads for roofs, exterior balconies and decks shall be as indicated in the *Summit County Community Development Matrix*. There shall be no reduction for duration.

Section 1612.3 is amended to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas Summit County Government has adopted a flood hazard map and supporting data. The flood hazard map includes areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study of Summit County," dated November 16th, 2011, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section, subject to modification from time to time to reflect current information of the subject.

Section 1809.5 is amended to add the following sentence:

Frost line of the locality is established as 40 inches below grade.

Section 2113 is amended by adding the following subsections to read as follows:

2113.21 Limitation on the type and number of devices. Solid fuel burning devices that are not properly certified are prohibited in new construction. Outdoor wood fired hydronic heaters shall not be allowed on properties less than 5 acres. The number of certified solid fuel burning devices that may be installed in newly constructed buildings shall not exceed the following limits:

- a. Detached or attached single family residences: one device per dwelling unit.
- b. Apartments, condominiums, hotel/motel rooms, accessory buildings, accessory apartments, commercial and industrial buildings: no solid fuel burning devices shall be allowed. One solid fuel-burning device shall be allowed in lobbies of hotels or motels or restaurants.
- c. In all buildings which are either occupied or have received a current and valid building permit prior to October 1, 1992, the installation of any solid fuel burning device is prohibited if the resulting number of solid fuel burning devices exceeds the limitations contained in this section. However, such limitations shall not apply to the replacement of a non-certified solid fuel-burning device with a certified solid fuel-burning device.

CERTIFIED SOLID FUEL BURNING DEVICE is a solid fuel burning device which is certified by the Air Pollution Control Division of the Colorado Department of Public Health and Environment, or one that is approved by the Building Official as meeting the EPA Phase II 'certification' or 'qualification' standard. These standards shall be independently tested by an accredited laboratory to meet the particulate emissions of 7.5 grams per hour for noncatalytic solid fuel building devices, or 4.1 gram per hour for catalytic solid fuel burning appliances. Masonry heaters shall be approved by the state or documentation shall be provided verifying that 'field test results' conducted by an EPA accredited laboratory show no violation of the existing 6.0 grams per kilogram emission standard per State Regulation No.4.

NEW CONSTRUCTION, for the purpose of this section, is construction of a residential, commercial, industrial, agricultural or accessory building. This shall include any modifications, replacement or relocation of existing solid fuel burning devices. However, modifications to solid fuel burning devices shall not include repair, replacement or relocation of flue pipe.

SOLID FUEL BURNING DEVICES are any fireplace, stove, firebox, or other device intended and/or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

Section 2113.22 Factory built chimneys

- a. Factory built chimneys shall be supported at intervals not to exceed 10 feet by wall straps or equivalent.
- b. Factory built chimneys shall have the outer wall of adjacent chimney sections fastened together by three sheet metal screws, installed approximately 120 degrees apart. Such fastenings shall be in addition to and

not in lieu of those requirements mandated by the manufacturers' instructions, except when specifically prohibited by those instructions or the terms of their listing.

Exception: Where approved manufacturers' locking bands are used.

- c. The points of termination of a factory built chimney shall not be within 10 inches vertically of the point of termination of any adjacent chimney or appliance vent within 24 inches horizontally. No factory built chimney shall terminate closer than 24 inches to combustible finish materials.

Section 2303.1.1 is amended by adding the following paragraph:

All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3rd party lumber grading or inspection agency may be accepted.

Section 2901.1 is amended by deleting the reference to the *International Private Sewage Disposal Code*.

Section 2902.2 Exception 2 is amended to read as follows:

2902.2 Exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or less.

Section 3109.4 is amended to delete the exception.

Section 3401.3 is amended by deleting the reference to the *ICC Electrical Code*, *International Property Maintenance Code* and the *International Private Sewage Disposal Code*.

Section 3412.2 is amended to add the following date, "September 18, 1972."

Section 3412.3.2 is amended by deleting the reference to the *International Property Maintenance Code*.

Section 3412.4 is amended to read as follows:

Section 3412.4 Investigation and evaluation. For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section by a design professional licensed to practice in the State of Colorado.

Section 3412.6 is amended by adding the following first paragraph.

The building owner shall cause the existing building to be evaluated in accordance with the provisions of this section by a design professional(s) licensed to practice in the State of Colorado.

Chapter 36 Amend the International Building Code to add a chapter 36 to read exactly as set forth in Chapter 45 of the IRC, Fire Mitigation.

2012 INTERNATIONAL RESIDENTIAL CODE.

Section R101.1 is amended by adding the name, "Summit County".

Section R101.2 exception #1 is amended to read as follows:

Section R101.2 exception #1. Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one- and two-family dwellings or townhouses.

Section R101.2 exception #2 is hereby deleted in its entirety.

Section R102.7 Existing Structures is amended by deleting the reference to *the Property Maintenance Code*.

Section R103.2 Appointment is amended to read exactly as set forth in IBC amendment 103.2.

Section R103.3 Deputies is amended to read exactly as set forth in IBC amendment 103.3.

Section R104.8 Liability is amended by adding an additional first paragraph to read exactly as set forth in IBC amendment 104.8.

Section R105 is amended to add a subsection that reads exactly as set forth in IBC amendment 105.8.

Section R105.5 Expiration is amended to read exactly as set forth in IBC amendment 105.5.

Section R106.1 Submittal documents, the first paragraph is amended to read as follows:

R106.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents, to include structural analysis, shall be prepared by a registered design professional. The Building Official may waive the requirement for a design professional when it is found that the nature of the work is such that a design professional is not necessary to obtain compliance with the code. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Section R108.2 Schedule of Permit Fees is amended to read exactly as set forth in IBC amendment 109.2.

Section R108.6 Work commencing before permit issuance is amended to read as follows:

108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to fees for an investigation in addition to any other required permit fees. The investigation fee shall be as set forth in the Summit County Building Inspection Department Fee Schedule.

Section R109 Inspections is amended by adding a new subsection to read as set forth in IBC amendment 110.7.

Section R110.4 Temporary Occupancy is amended to read exactly as set forth in IBC amendment 111.3.

Section R202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

HOMEOWNER BUILDER is hereby defined as any individual who is the owner of the property subject to a building permit if the home is being built for the occupancy of the homeowner builder, and not for the purposes of commercial or residential development. Such homeowner builders may be allowed to pull building and technical permits to perform work on a detached single family residence, based in entirety upon their classification as a Homeowner. It shall be the duty of the individual applying for the permit to establish, to the satisfaction of the Building Official, that he or she is in fact a Homeowner Builder. Family trusts, Limited Liability Corporations and Partnerships do not meet the criteria of a Homeowner Builder.

Exception: An owner of an attached single family residence may be issued permits as a Homeowner Builder for exterior decks or detached accessory buildings.

The permits for Homeowner Builders may be pulled only after passing the required educational examinations for each permit. Homeowner Builders may pull permits no sooner than 2 years after receiving a certificate of occupancy on any previous project done as a Homeowner Builder, except that the ability to pull permits for alterations or additions to homes owned and occupied by any Homeowner Builder shall not be limited by any such time period constraints.

LOFT is amended to read exactly as IBC amendment 202.

POTENTIAL SLEEPING ROOM is amended to read exactly as IBC amendment 202.

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

Table R301.2(1) is amended to read as follows:

TABLE R 301.2 (1) – CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF SNOW LOAD	WIND SPEED MPH ^d	SEISMIC DESIGN CAT ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARDS	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^k
			weathering ^a	frost line depth ^b	termite ^c					
h	90	B	severe	40 inches	slight	-13°	yes	g	2500	35.4°

For SI: 1 pound per square foot = 0.0479 kN/m.0 2, 1 mile per hour = 1.609 km/h.

- (a) Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- (b) The frost line depth may require deeper footings than indicated in Figure R403.1 (1). This part of the table is filled in depending on whether there has been a history of local damage. Piers supporting only deck with no roof elements may be a minimum of 24" below grade.
- (c) This part of the table is filled in depending on whether there has been a history of local damage.
- (d) Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- (e) Reflects local climates or local weather experience as determined by the building official.
- (f) Seismic Design Category determined from Section R301.2.2.2.
- (g) Summit County entered into the National Flood Insurance Program on December 16, 1980. The date of the currently effective Flood Insurance Reference Map is August 9, 2001.
- (h) The snow load to be used in the design of roofs or portions of roofs shall be as indicated in the Summit County Building Inspection Department Matrix. There shall be no reduction in snow load for duration.
- (i) In accordance with R905.1 as amended.
- (j) From the 100 year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method(Base 32degrees F)"
- (k) From the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32 degrees F)"

Table R301.5 is amended by deleting exterior balconies, decks and fire escapes from the table and by adding footnote (j) to read as follows:

- (j) The minimum uniformly distributed live loads for exterior balconies, decks and fire escapes shall be as required for roof snow loads.

Section R302.1 is amended to read as follows:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with all applicable provisions of the governing Fire district's code shall comply with table R302.1(2).

Table R302.1(2) Footnote a is hereby amended to read as follows:

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed, permitted and inspected to show compliance with all applicable requirements of the governing Fire district's code, the fire separation for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

Section R302.2 exception is hereby amended to read as follows:

Exception: A common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be

tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical boxes shall be in accordance with Section R302.4.

Section R312.1.3 is amended by adding the following: Cables shall not be utilized in the construction of guards.

Section R313 is hereby amended to read as follows:

Section R313 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.

Section R313.1 General. All structures under the scope of this code are to be provided sprinkler systems as designated, reviewed, installed and inspected by the applicable Fire District per section R313.1.1 through R313.1.2.

Section R313.1.1, Sprinklers required. Structures greater than 6,000 square feet are to be sprinklered per the Fire District having jurisdiction. Square footages shall include all attached garages and any detached structures within 3 feet of the residence. Square footage shall be measured from exterior wall to exterior wall. Fire separations within the structure shall not be utilized to reduce the measured square footages of the structure(s).

Section R313.1.2 Additions. Any addition which increases the total square footage of the residence to greater than 6,600 square feet is to be provided with sprinkler systems at the addition only. Where the size of the addition itself is greater than 6,000 square feet, the addition as well as the existing residence shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 6,600 square feet and the alterations to the existing structure results in the removal of interior wall and ceiling finishes exposing the structure, sprinkler systems shall be retro-fitted into the existing residence as well as the addition.

Section R313.2 Internal Fire Protection. Residences between 4,000 and 6,000 square feet shall be provided with 5/8" Type 'X' drywall throughout the structure. The 5/8" Type 'X' drywall shall be continued behind fireplaces, bathtubs, showers, T&G and other similar areas.

Section R319.1 is amended to read as follows:

R319.1 Premises identification. Approved numbers or addresses shall be provided for all new and altered buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be reflective, at least five inches (127 mm) in height and shall be of a color that contrasts with the background on which they are mounted.

Section R403.1.7 is deleted in its entirety, refer to the Summit County Land Use Development Code for all applicable engineering regulations.

Section R501.3 Exception 1 is amended to read as follows:

R501.3 Exception 1 Floor assemblies located directly over a space protected by an automatic sprinkler system permitted, installed and inspected as required by the Fire District having jurisdiction.

Section R501.3 Exception 2 is amended to read as follows:

R501.3 Exception 2. Floor assemblies located directly over a crawlspace with a maximum 4' headroom occurring anywhere within the crawlspace. The headroom shall be measured from grade to the bottom of the floor joists.

Section R502.1 is amended to read as follows:

R502.1 Identification. Load-bearing dimension lumber and logs for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

Section R602.1 is amended to read as follows:

R602.1 Identification. Load-bearing dimension lumber and logs for studs, plates and headers shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

Section R802.1 is amended to read as follows:

R802.1 Identification. Load-bearing dimension lumber and logs for rafters, trusses and ceiling joists shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A roofing shall be installed on all new buildings. Class A roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area.

Section R905.1 is amended by inserting a new subsection to read as follows:

R905.1.1 Ice dam protection. An ice dam protection underlayment that consists of an approved self adhering polymer modified bitumen sheet shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface.

Section R905.2.7.1 is hereby repealed in its entirety.

Section R905.4.3 is hereby repealed in its entirety.

Section R905.5.3 is hereby repealed in its entirety.

Section R905.6.3 is hereby repealed in its entirety.

Section R905.7.3 is hereby repealed in its entirety.

Section R905.8.3 is hereby repealed in its entirety.

Section R1004.4 is amended to read as follows:

R1004.4 Unvented gas log heaters. Installation of unvented gas log heaters is prohibited.

Section R1004 is amended by adding a new subsection R1004.5 to read exactly as set forth in IBC amendment 718.6 and 718.7.

Section R1005 is amended by adding three new subsections to read as follows:

R1005.7 Factory-built chimney enclosures is to read exactly as set forth in IBC amendment 718.7.

R1005.8 Limitations on the Type and Number of Devices is to read exactly as set forth in IBC amendment 2113.21.

R1005.9 Factory built chimney is to read exactly as set forth in IBC amendment 2113.22.

Table N1102.1.1 (IECC R402.1.1) Fenestration U-Factor column is amended to read 0.35 for Climate Zone 7 and 8:

Table N1102.1.1 (IECC R402.1.1) footnote d is amended to read as follows:

Table N1102.1.1 footnote d. R-10 shall be required under the entire heated slab.

Table N1102.1.1 (IECC R402.1.1) is amended to add the following footnote:

Table N1102.1.1 footnote j. R23 Blown in bibs are permitted to be installed in walls in lieu of the R20+5. If utilizing the R23, the roof/ceiling insulation reductions detailed in N1102.2.1 and N1102.2.2 are not allowed.

N1102.2.9 is amended to read as follows:

N1102.2.2.9 Slab-on-grade floors with a floor surface less than 40 inches below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.2.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches of soil.

Section 1102.4.1.2 (R402.4.1.2) is amended to add the following exception:

Exception: Homes that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist.

Section M1701 is amended to add a new subsection to read as follows:

M1701.3 All combustion air terminations shall be a minimum of 36 inches above finished ground level.

Section M1804.2.6 (4) is amended to read as follows:

M1804.2.6 (4) The bottom of the vent terminal shall be located at least 36 inches above finished ground level.

Section M2002.4 is amended to add the following sentence:

All mechanical rooms (boiler, water heater, and furnace rooms) are to be provided with a floor drain.

Section M2103.2.1 is amended to read as follows:

M2103.2.1 Slab-on-grade installation. Radiant piping used in slab-on-grade applications shall have insulating materials having a minimum R-value of 10 installed beneath the piping.

Section M2103.4 Testing is amended by adding a sentence at the end of the paragraph: Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes.

M2105.1 Testing is amended by adding a sentence at the end of the paragraph: Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes.

Section G2406.2 is amended to eliminate exceptions 3 and 4.

Section G2406.3 is amended to add the following sentence: All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application.

Section G2407.11 #8 is amended to read as follows:

#8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining finished ground level.

Section G2417.4.1 is amended to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge) for threaded pipe, 60 psig for welded pipe, 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 piping greater than 50 percent of the specified minimum yield strength of the pipe.

Section G2425.8 (501.8) Equipment not required to be vented is amended to eliminate item #7: Room heaters listed for unvented use.

Section G2432 is amended by adding a new subsection to read as follows:

2432.4 Gas logs. Gas logs may be installed in solid-fuel-burning fireplaces provided:

- a. The gas log is installed in accordance with the manufacturer's installation instructions.
- b. If the fireplace is equipped with a damper it shall either be removed or welded in an open position.

- c. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and not more than 4 square inches per 2,000 Btu/h input.
- d. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.
- e. Gas logs shall be vented with a Class ‘A’ Chimney.
- f. Gas logs may be installed in factory-built fireplaces only when (a) the fireplace and gas logs are listed for use together as an individual unit (b) the fireplace is approved for use with any listed gas log or (c) the fireplace manufacturer provides prior written approval for the installation.
- g. Gas logs shall be provided with a motorized damper interlocked with the electronic ignition of the unit.

Exception: The installation of gas logs in factory built fireplace units for which the manufacturer cannot be identified or located may be approved by the building official in his or her discretion. Any approval shall be based at a minimum, on written evidence submitted by the gas log manufacturer that the installation of their product will not compromise the integrity of the existing fireplace.

Section G2433 Log lighters are prohibited.

Section G2445 is amended to read as follows:

Prohibited installation. Installation of unvented room heaters is prohibited.

Section P2503.5.1 the first paragraph is amended to read as follows:

P2503.5.1 Rough Plumbing. DWV systems shall be tested upon completion of the rough piping installation by water or by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

Section P2503.6 Shower liner test: This section is deleted in its entirety.

Section P2503.7 Water-supply system testing: The portion of the sentence reading “for piping systems other than plastic,” shall be deleted.

Section P2801.5.2 is amended to read as follows:

2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. All water heater rooms shall be equipped with a floor drain.

Section P2803.6.1(5) Requirements of discharge pipe is amended to delete the reference allowing the discharge from the relief valve to terminate to the outdoors. All terminations must be discharged to an indirect waste receptor located within a heated space, or by other approved means within the building.

Section 2904 Dwelling Unit Fire Sprinkler Systems is repealed in its entirety.

Chapters 34 35 36 37 38 39 40 41 42 and 43 are repealed in their entirety.

Chapter 45 The International Residential Code is amended by adding a new chapter as follows:

CHAPTER 45

FIRE HAZARD MITIGATION REQUIREMENT FOR NEW CONSTRUCTION

SECTION 4501

GENERAL

4501.1 Purpose. The purpose of this chapter is to establish minimum design and construction standards for the protection of life and property from fire, within the Wildland Urban Interface. These provisions are meant to aid in the prevention and suppression of fires and lessen the hazards to structures from wildland fires as well as the hazards to wildlands from structure fires.

4501.2 Scope. All new building construction, including any additions and decks, shall have a class A roof and defensible space in compliance with the provisions of this chapter. All soffit and gable vents shall have a maximum 3/16 inch opening.

Exception: Temporary buildings and buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry.

4501.3 The fees for fire hazard mitigation inspections shall be in accordance with the *Summit County Permit Fee Schedule*, and collected by the Fire District having jurisdiction.

SECTION 4502

DEFINITIONS

For the purpose of this chapter, certain terms are defined as follows:

AUTHORITY HAVING JURISDICTION (AHJ) is defined as Summit County Government or one of its designated representatives.

BUILDING SIZE as referenced in Section R313 is the total floor area. Square footages shall include all attached garages and any detached structures within 3' of the residence. Square footage shall be measured from exterior wall to exterior wall.

DEFENSIBLE SPACE Defensible space is the natural or landscaped area around a dwelling or other structure that has been modified to reduce the spread of fire from an approaching wildland fire, or to reduce a structure fire from moving into the surrounding vegetation. Creating Defensible Space does not usually require the removal of all trees or other vegetation.

Standards for defensible space: The following standards shall govern the creation of a defensible space plan.

A. The property shall be divided into three zones. Zone One shall be measured 30 feet from the eave of a building or structure including attached structures or protrusions, such as a deck on the property. Zone Two is an extension of Zone One. Zone Two shall be measured to a distance of 100 feet from the eave of the building or structure, including any attached structures or protrusions, such as a deck on the property. Zone Three shall extend from Zone Two to the property boundary.

B. In formulating a defensible space mitigation plan the AHJ shall consider both the horizontal clearance between aerial fuels, such as the outside edge of the tree crowns or high brush, as well as the vertical clearance between lower limbs of aerial fuels and the nearest surface fuels and grass/weeds.

C. In determining the action that must be taken by a landowner to establish required defensible space under this chapter each property shall be reviewed individually, and the location and other physical characteristics of the property shall be considered. Properties with greater fire hazards will require greater buffers between fuels. Without limiting the generality of the preceding provisions, when establishing the requirements for the creation of a defensible space plan, the AHJ shall consider the property's proximity to a roadway, parking lot, and other similar areas that create firebreaks. Similarly, large tracts of open space and National Forest System land that may require larger buffers shall be considered.

D. The following specific standards apply to the creation of defensible space within Zone One:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches limbed to a height of 10 feet, but notwithstanding said height requirement, branches need not be limbed to more than 1/3 of the tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are limbed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs, and other landscaping material shall be preserved if they are limbed to remove dead branches and well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.

6. All vegetation and combustible material shall be removed from under all eaves and decks.
7. All grasses and ground cover shall be kept less than 6 inches in height.
8. Leaf and needle litter and combustible ground debris shall be removed. Mulch within landscape beds that are irrigated may be maintained at a maximum depth of 3 inches.
9. Additional fire-wise landscaping material is encouraged to be planted with County approval.

E. The following specific standards apply to the creation of defensible space within Zone Two:

1. Healthy trees, shrubs, and other landscaping material required by a County approved landscape plan shall be preserved.
2. Trees remaining within the defensible space shall have branches limbed to a height of 10 feet, but notwithstanding said height requirement, branches need not be limbed to more than 1/3 of the tree height.
3. Other healthy fire-wise trees, shrubs, and other landscaping material shall be preserved if they are limbed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
4. Irrigated trees, shrubs and other landscaping material shall be preserved if they are limbed to remove dead branches and are well spaced to reduce the risk of a fire spreading to other vegetation or structures.
5. All dead and diseased trees, shrubs, and other landscaping material shall be removed.
6. Trees shall be thinned to open up crown spacing to a minimum of ten feet between the widest portions of individual crowns of the trees.
7. Groups of trees may be retained as long as a minimum of ten feet between the edges of the widest portions of crowns of each grouping are maintained.
8. Additional fire-wise landscaping material is encouraged to be planted with County approval.

F. Zone Three is an area of traditional forest management and is of no particular size. It extends from the edge of your defensible space to your property boundaries.

FIRE WISE LANDSCAPING is defined as trees, shrubs, and other materials which meet the criteria for fire-resistant landscaping.

TREE CROWN is the needle or leaf bearing part of a tree. The crown edge is the tree's drip edge.

WELL SPACED means that the space between the crowns of trees, or between the crowns of trees and the center point of other landscaping, is adequate to reduce the risk of a fire spreading to other vegetation or structures. The adequacy of spacing depends upon slopes, vegetation size, vegetation types (trees, shrubs, grass), and other fuel characteristics (including, but not limited to, fuel compaction and chemical content). In general, a minimum of ten-feet between the widest portion of the crowns of individual trees or groups of trees is adequate. Additional spacing may be required on steeper slopes.

Chapter 46 Amend the International Residential Code by adding a new chapter as follows:

CHAPTER 46
SUMMIT COUNTY SUSTAINABLE CODE
SECTION 4601
GENERAL

4601 Scope. All new building construction and construction adding additional conditioned square footage shall be compliant with the Summit County Sustainable Code and the following Summit County Sustainable Code Checklist.

4602 Summit County Sustainable Code Checklist:

SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST/NEW SFR

MANDATORY REQUIREMENTS, 2012 IRC - Chapter 11 and 2012 IECC - Residential Provisions

- All projects to comply with all applicable requirements of the International Residential Code.
- Forced air-furnace system, minimum 91% AFUE.
- Radiant heating system, minimum 91% AFUE.
- High-efficacy lamps, minimum 75%.
- Energy efficient water heater.
 - Electric, minimum 0.95 energy factor
 - Gas, minimum 0.67 energy factor.
- Recycling; HC3 information to be provided at permit issuance.

Please complete the following calculations and then choose from the secondary measures for every point incurred. Your plans and inspections will be reviewed and inspected according to the above mandatory requirements and your secondary choices. LEED-H, ICC-700, Green Globes certified or alternate approved third party certified program is acceptable in place of this document.

Square footage of new conditioned (heated) space _____ ÷ 1000 sq. feet = _____

Number of outdoor fireplaces and/or fire pits _____

Hot Tub _____

Square footage of heated outdoor surfaces _____ ÷ 100 sq. feet = _____

Square footage of air conditioned space _____ ÷ 500 sq. feet = _____

Total Points Incurred *rounded to next highest whole number* _____

SECONDARY CHOICES

- Energy Star appliances throughout.
- Electric Vehicle Charging Pre-Wire in every new garage or carport.
- Locally purchased compost from Summit County Resource Allocation Park(SCRAP).
- Air movement at all ceilings > 15'.
- Insulated exterior wall sheathing.
- Blower door test of 3.0 ACH or less. *Air Changes per Hour @ 50 Pascals.*
- SIP panel construction at walls. *Structural Insulated Panel.*
- SIP panel construction at ceiling.
- Roof framing 60% or greater renewable or engineered lumber.
- Floor framing 80% or greater renewable or engineered lumber.
- Beams and headers 80% or greater renewable or engineered lumber.
- Energy heels at trusses, 12" or greater.
- ICF foundation. *Insulated Concrete Forms.*
- Insulated headers (80% minimum at R-10).
- Greater than R-23 in walls.
- Greater than R-49 in ceiling.
- U-factor of .30 or lower on 80% of fenestrations.
- Conditioned crawlspace or slab on grade.
- High efficiency boiler, AFUE 95% or greater. *Annual Fuel Utilization Efficiency.*

- High efficiency furnace, AFUE 95% or greater.
- Boiler or furnace centrally located; no mechanical run longer than 2/3 the distance of the greatest diagonal dimension of the home.
- HRV or ERV system installed.
- Side arm water heater served by boiler.
- 50 year roof or greater warranty.
- Alternative energy sources: *1000 British Thermal Units/Kilowatt/Photovoltaic.*
 - Active solar space heating system 1 pt/25MBTU _____
 - Active solar domestic hot water system 1 pt/25MBTU _____
 - Ground source heating/cooling system 1 pt/25MBTU _____
 - Solar generated (PV) electric system 1 pt/2.5KW _____
 - Wind generated electric system 1 pt/2.5KW _____
- Dual flush toilets, 1.28 gpf toilets, or Watersense toilets.
- Motion sensors on a minimum of 80% of exterior lights.
- Programmable thermostats.
- No recessed lights in the exterior insulated ceilings.
- OVE framing. *Optimal Value Engineering.*
- Bamboo, concrete, stone or cork flooring, 1 pt/50%.
- HERS rating. *Home Energy Rating.*
 - 2 pts for performing HERS rating _____
 - 4 pts HERS Index of 70 or less _____
 - 8 pts HERS Index of 55 or less _____
 - 12 pts HERS Index of 40 or less _____
- Innovative Product, Design or Technology (Points awarded by Building Official)

_____ **Total Points Awarded for Secondary Choices**

- _____ **Total Points incurred** *from other side*

_____ **Total Net Points** *must be greater than or equal to zero*

Section AF103.5 is amended to add the following exception:

Exception: The radon vent pipe is allowed to terminate within the structure as long as it is sealed to withstand a minimum of 5psi of pressure.

Section AF 103.6.1 is amended to add the following exception:

Exception: The radon vent pipe is allowed to terminate within the structure as long as it is sealed to withstand a minimum of 5psi of pressure.

2012 INTERNATIONAL MECHANICAL CODE:

Section 101.1 is amended by adding the name, "Summit County".

Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.

Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.

Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.

Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.

Section 106.4.4 Extensions is hereby repealed in entirety.

Section 106.5.2 is amended to read as follows:

106.5.2 Fee schedule. The fees for mechanical work shall be in accordance with the *Summit County Permit Fee Schedule*.

Section 106.5.3 is amended to read as follows:

106.5.3 Fee refunds. The code official shall authorize the refunding of fees in accordance with the *Summit County Permit Fee Schedule*.

Section 106.5 is amended to add a new subsection

106.5.4 Reinspections, to read exactly as set forth in IBC Amendment 110.7.

Section 108.4 Violation Penalties is amended to read exactly as set forth in IBC 114.4.

Section 108.5 Stop Work Orders is amended to read exactly as set forth in IBC 115.

Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth in IBC section 113.

Section 301 is amended to add a new subsection to read as follows:

301.19 Floor Drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain.

Section 701 is amended by adding a new subsection to read as follows:

701.1 Vent and combustion air ducts shall terminate a minimum of 36" above finished ground level.

Section 804.3.4 Horizontal terminations is amended by changing #6 to read as follows:

The bottom of the vent termination shall be located at least 36 inches above finished grade.

Section 805 Factory Built Chimneys is amended by adding a new section to read exactly as set forth in IBC Amendments 718.6, 718.7, and 2113.22.

Section 903.3 is amended to read as follows:

903.3 Unvented gas log heaters. Unvented gas log heaters are prohibited.

Section 905 is amended by adding a new subsection as follows:

905.4 Limitation on the type and number of devices is added to read exactly as set forth in IBC Amendment 2113.21.

Section M1208.1 Testing is amended by adding a sentence at the end of the paragraph as follows:

Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes.

Section M1208.1.1 Testing is amended by adding a sentence at the end of the paragraph as follows:

Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes.

2012 INTERNATIONAL PLUMBING CODE.

Section 101.1 is amended by adding the name "Summit County".

Section 101.3 Intent is amended to add the following:

The intent of this code is to meet or exceed the requirements of the *State of Colorado Plumbing Code*. When technical requirements, specifications or standards in the *Colorado Plumbing Code* conflict with this code, the more restrictive shall apply.

Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.

Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.

Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.

Section 106.5.3 Expiration is amended to read exactly as set forth in IBC amendment 105.5.

Section 106.5.4 Extensions is hereby repealed in its entirety.

Section 106.6.2 Fee Schedule is amended to read exactly as set forth in IMC amendment 106.5.2.

Section 106.6.3 Fee Refunds is amended to read exactly as set forth in IMC amendment 106.5.3

Section 106.6 is amended to add a new subsection as follows:

106.6.4 Reinspections, to read exactly as set forth in IBC amendment 110.7.

Section 108.4 Violation Penalties is amended to read exactly as set forth in IBC 114.4.

Section 108.5 Stop Work Orders is amended to read exactly as set forth in IBC 115.

Section 109 Means of Appeal is repealed in its entirety and reenacted to read exactly as set forth in IBC section 113.

Section 301 is amended to add a new subsection as follows:

301.8 Floor Drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain.

Section 305.6.1 is amended to read as follows:

305.4.1 Sewer depth. Building sewers shall be installed in accordance with the standards and subject to the approval of the governing Sanitation District.

Section 312.3 is amended to delete the first sentence: 'Plastic pipe shall not be tested using air.'

Section 312.5 Water supply system testing: The portion of the sentence reading "for piping systems other than plastic," shall be deleted.

Section 312.6 is amended to read as follows:

312.6 Gravity sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the governing Sanitation District.

Section 312.7 is amended to read as follows:

312.7 Forced sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the governing Sanitation District.

Section 312.9 is hereby repealed in its entirety.

Section 504.7.2 is amended to read as follows:

504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain.

Section 608.17 is amended to read as follows:

608.17 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with Summit County Environmental Health regulations.

Section 608.17.1 through 608.17.8 are deleted.

Section 610.1 is amended to read as follows:

610.1 General. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed in accordance with this requirement shall be that method or methods prescribed by the governing water authority.

Section 701.2 is amended to read as follows:

701.2 Sewer required. Every building in which plumbing fixtures are installed and as well as all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with Summit County Environmental Health Department requirements.

Section 903.1 is amended to add 12", inches.

2012 ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS.

Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *ICC Electrical Code™ - Administrative Provisions* of Summit County and shall be cited as such. The *ICC Electrical Code™ - Administrative Provisions* in combination with the separately adopted *National Electrical Code* will be referred to herein as “this code” The *ICC Electrical Code™ - Administrative Provisions* in combination with the separately adopted *National Electrical Code* will be referred to throughout all other building construction and housing standards adopted by Summit County as the *ICC Electrical Code*.

Section 201.3 is amended to delete the reference to the International Energy Conservation Code, the International Private Sewage Disposal Code, and the International Property Maintenance Code.

Section 301.2 Building Official is amended to read exactly as set forth in IBC Amendment 103.2.

Section 301.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.

Section 302.9 Liability is amended to read exactly as set forth in IBC Amendment 104.8.

Section 401.3 is amended to establish the following additional exceptions:

401.3 Work exempt from permits. The following work shall be exempt from the requirements for a permit:

- a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
- b. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
- c. Repair or replacement of current-carrying parts of any switch, contactor or control device.
- d. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
- e. The wiring for temporary theater, motion picture or television stage sets.
- f. Low-energy power, control, and signal circuits of Class II and Class III as defined in this code.
- g. The installation, alteration, or repair of electrical wiring, apparatus, or equipment, or the generation, transmission, distribution or metering of electrical energy, or in the operation of signals or the transmission of intelligence by public or private utilities in the exercise of their function as a serving utility.

Section 403.2 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.

Section 403.3 Extensions is hereby repealed in its entirety.

Section 403.6 is amended to read as follows:

403.6 Information on the permit. The code official shall issue all permits required by this code on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the code official.

Section 404.2 Schedule of fees is amended to read exactly as set forth in IBC Amendment 109.2.

Section 404.3 is amended to read as follows:

404.3 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an investigation fee established by the code official, which shall be in addition to any other required permit fee. The investigation fee shall be as set forth in the *Summit County Construction Permit Fee Schedule* and subject to modification from time to time.

Section 404 is amended by inserting three new subsections to read as follows:

404.6 Reinspections. Shall read exactly as set forth in IBC Amendment 109.7.

404.7 Temporary heat inspections. Inspections for authorizing temporary and/or permanent connection of the electrical system to the source of energy shall be deemed Temporary Heat inspections. To obtain this inspection, the applicant shall pay a Temporary Heat inspection fee in accordance with the Summit County *Construction Permit Fee Schedule* prior to the inspection being performed.

Exception: Temporary Heat inspections performed and approved during an electrical rough-in inspection.

404.8 Plan Review Fees. The plan review fees for electrical work shall be in accordance with the Summit County *Construction Permit Fee Schedule*.

Sections 1101 is hereby repealed in its entirety.

Section 1101 Board of Review is reenacted to read exactly as set forth in IBC Section 113.

Section 1102 is hereby repealed in its entirety.

Section 1103 is hereby repealed in its entirety.

Section 1202 and all subsections therein are hereby repealed in their entirety.

Section 1203 and all subsections therein are hereby repealed in their entirety.

2012 INTERNATIONAL ENERGY CONSERVATION CODE

Section C101.1 is amended by adding the name, "Summit County".

Table R402.1.1 is amended to add a footnote 'j' as set forth in IRC Amendment N1102.1.1.

Table R402.1.1 footnote d shall be amended to read as follows:

Table R402.1.1 footnote d. R-10 shall be required under the entire heated slab.

Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.

Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.

Section R402.4.1.2 Testing. is amended to add the following exception:

Exception: Projects that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist.

2012 INTERNATIONAL FUEL GAS CODE

Section 101.1 is amended by adding the name, "Summit County".

Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.

Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.

Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.

Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.

Section 106.5.4 Extensions is hereby repealed in its entirety.

Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.

Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.

Section 106.6 is amended to add a new subsection:

106.6.4 Reinspections to read exactly as set forth in IBC amendment 109.7.

Section 108.4 Violation Penalties is amended to read exactly as set forth in IBC 114.4.

Section 108.5 Stop Work Orders. is amended to read exactly as set forth in IBC 115.

Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth per IBC section 113

Section 303.2 Hazardous locations is amended to add a sentence to read as follows:

Section 303.2 Hazardous locations. All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application.

Section 303.3 Prohibited Locations is amended to eliminate exceptions 3 and 4.

Section 304.11#8 is amended to read as follows:

304.11#8 Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level.

Section 406.4.1 Test Pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1

Section 501.8 Equipment not required to be vented is amended to eliminate exception 8 and 10.

Section 503.8 Venting system termination location is amended to add a sentence that reads as follows: (applicable to items 2 and 3)

The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level.

Section 506 Factory Built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.

Section 602.1 is amended to read as follows:

602.1 General. Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions.

Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection **602.4 Gas Logs** to read exactly as set forth in as IRC Amendment G2432.

Section 603.1 is amended to read as follows:

603.1 General. Log lighters are prohibited.

Section 618.4 is amended to add a subsection as follows:

Section 618.4.1 Outside air sources. Outside air shall not be obtained from an exterior opening within 36-inches of finished ground level.

Section 621 Unvented room heaters is hereby repealed in its entirety.

Section 634 is hereby repealed in its entirety.

THE UNIFORM CODE FOR BUILDING CONSERVATION.

Chapter 1 is amended by adding a new section to read as follows:

SECTION 3 Violation Penalties is to read exactly as set forth in IBC 113.4.

SECTION 201 Administration is to read exactly as set forth in IBC amendment 103.2.

Section 205 is amended by adding the following additional first paragraph to read exactly as set forth in IBC amendment 104.8.

Section 207 is amended to read as follows:

SECTION 207 Board of Review is to read exactly as set forth in IBC amendment 112.

Section 301 is amended by amending the definition of Building Code to read as follows:

BUILDING CODE is the International Building Code or the International Residential Code, whichever is applicable, published by the International Code Council, Inc., as adopted by this jurisdiction.

UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

Section 310 is amended by amending the definition of Building Code to read as follows:

BUILDING CODE is the International Building Code or the International Residential Code, whichever is applicable, published by the International Code Council, Inc., as adopted by this jurisdiction.

SUMMIT COUNTY BUILDING DEPARTMENT
Fee Schedule

BUILDING PERMIT FEES

TOTAL VALUATION	PERMIT FEE
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 plus \$1.25 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,169.55 for the first \$100,000.00 plus \$6.73 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3663.00 for the first \$500,000.00 plus \$5.34 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6332.22 for the first \$1,000,000.00 plus \$3.90 for each additional \$1,000.00, or fraction thereof.

****Plan review fees - When submittal documents are required by the building code, a mandatory plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be calculated as 65 percent of the building permit fee (reference above table). Please see [code amendment](#) document for additional fees. ****

WINDOW PERMIT FEES

TOTAL VALUATION	PERMIT FEE
\$1.00 to \$500.00	\$50.00
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 plus \$1.25 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

FIREPLACE PERMIT FEES

VALUATION	PERMIT FEE
Multiply total fireplace valuation by a constant of 0.0075	Minimum fee \$50.00

RESIDENTIAL HOT TUB PERMIT FEES

PERMIT FEE	
Including plan review	\$50.00

ELECTRICAL PERMIT FEES

UNIT AREA	PERMIT FEE
Not more than 1,000 sq. ft.	\$104.02
Over 1,000 sq. ft., and not more than 1,500 sq. ft.	\$156.80
Over 1,500 sq. ft., and not more than 2,000 sq. ft.	\$209.59
Over 2,000 sq. ft.	\$209.59 plus \$9.32 per 1000 sq. ft. or fraction thereof over 2,000 sq. ft.

ALL OTHER FEES: Except for inspection in mobile homes and travel parks, all other permit fees shall be computed on the dollar value of the electrical installation, including labor and material, and such fees shall be computed as follows:

VALUATION	PERMIT FEE
Not more than \$2,000.00	\$104.02
More than \$2,000.00	\$9.32 per thousand or fraction thereof plus \$104.02

Mobile homes and travel parks per space	\$104.02
Additional plan review	\$65.00 per hour or fraction thereof
Reinspection on all above	\$65.00
Temporary Power Permit	\$51.23
Hot Tub Electrical Permit	\$104.02
**Plan review fees – The plan review fees for electrical work shall be calculated as 65 percent of the electrical permit fee.	
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PHOTOVOLTAIC PERMIT FEES	
RESIDENTIAL	
PLAN REVIEW	PERMIT FEE
\$175.00	\$325.00
COMMERCIAL	
PLAN REVIEW	PERMIT FEE
\$350.00	\$650.00
MECHANICAL PERMIT FEES	
VALUATION	PERMIT FEE
Multiply total mechanical valuation by a constant of 0.0075	Minimum fee \$50.00
Plan review fee (when required)	65% of Mechanical Permit Fee
PLUMBING PERMIT FEES	
VALUATION	PERMIT FEE
Multiply total plumbing valuation by a constant of 0.0075	Minimum fee \$50.00
Plan review fee (when required)	65% of Mechanical Permit Fee
MOBILE HOME FEES	
STANDARD MOBILE HOME SET	FEES
Standard mobile home setting, landing, steps, and handrails necessary for entrance	\$15.00 Plan Review Fee \$35.00 Permit Fee
Additional structures	See “Building Permit Fees”
FIRE HAZARD MITIGATION PERMIT FEE	
To be collected by fire department	\$150.00
MISCELLANEOUS FEES	
Description	Fee
1. Inspections outside of normal business hours (minimum charge – two hours)	\$65.00 per hour ¹
2. Reinspection fee assessed	\$65.00
3. Investigation Fee	Equivalent to building permit fee
4. Inspections for which no fee is specifically indicated (minimum charge – one hour)	\$65.00 per hour ¹
5. Change of Contractor Fee	\$65.00
6. Prints/Copies	\$3.00 per page - 24x36 or larger \$2.00 per page - 18x24 \$.25 per page - 8.5x11
7. Additional plan review (minimum charge – one hour)	\$65.00 per hour ¹
8. For use of outside consultants for plan checking or inspections or both	Actual costs ²
9. Clerical time for researching or duplicating records, or both (minimum charge –one hour)	\$65.00 per hour ¹
10. Building Board of Review appeals hearing	\$1,000.00; the appeal fee shall be refunded to those appellants who are successful in their appeal.
¹ Or the total hourly cost to the jurisdiction, whichever is greatest	
² Actual costs include administrative and overhead costs.	

AFFORDABLE HOUSING DEVELOPMENT IMPACT FEE

Single Family Residences

Description	Fee
1,499 square feet or less	\$0
1,500 to 2,499 square feet	\$0.50 per square foot
2,500 to 3,499 square feet	\$1.00 per square foot
3,500 to 4,999 square feet	\$1.50 per square foot
5,000 + square feet	\$2.00 per square foot

Single family residences shall include detached single family homes as well as duplexes (as defined in the [Summit County Land Use and Development Code](#)). The above schedule shall also apply to 1) New additions to existing detached single family structures and 2) Accessory structures attached or detached to single family residences.

All Other Residential Structures¹

Description	Fee
999 square feet or less	\$0
1,000 to 1,499 square feet	\$0.50 per square foot
1,500 to 2,499 square feet	\$1.00 per square foot
2,500 + square feet	\$2.00 per square foot

¹Calculate per unit with common area space allocated on a pro rata basis per unit.

Includes: multi-family dwelling (as defined in the [Summit County Land Use and Development Code](#) as “dwelling, multifamily”), common areas/amenity buildings within residential components not classified as commercial structures, managers units, accessory apartments or caretaker units, and additions to these above type of structures.

Commercial or Industrial Structures

\$2.00 per square foot

Includes: all commercial buildings and outbuildings to be built on the property (e.g., garages, sheds, etc.)

COPPER MOUNTAIN & KEYSTONE PUD ARE EXEMPT

REFUND POLICY

80% of permit fee is refunded to payer. Plan Review fee is non-refundable once plan review has been completed.