



NOTICE OF MEETING

**ADAMS COUNTY BOARD OF BUILDING CODE APPEALS
BOARD MEETING**

November 20, 2023

Adams County Government Center
4430 South Adams County Parkway
Brighton, CO 80601

MEETING AGENDA
THIS AGENDA IS SUBJECT TO CHANGE

5:30 p.m. Administrative Session

6:00 p.m. Adjourn Administrative Session

6:00 p.m. Regular Meeting

1. Call to Order
2. Roll Call
3. Appeal of Notice of Violation from Travis Gamber and Lila Stahm
4. Adjourn

Gamber/Stahm IPMC Appeal

VIO2023-02276

12311 Ivanhoe St

Adams County Government
Community Safety & Well-Being
November 20, 2023
Building Code Board of Appeals

Presented by:
Gail Moon, Code Compliance Supervisor

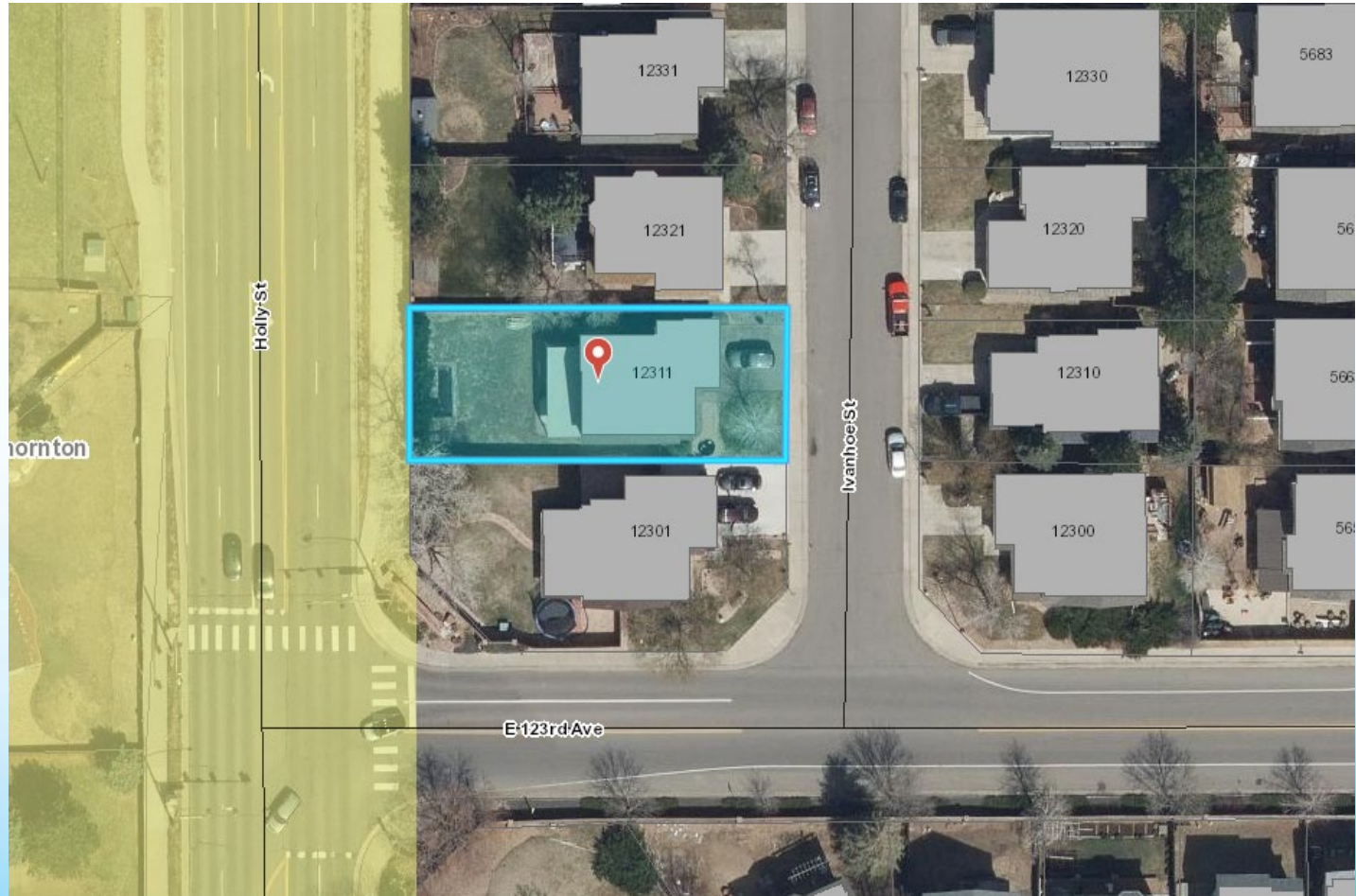


Appeal Request

- Owner explanation for appeal request:
“The current citation #VIO2023-02276 is egregious and inaccurate therefore warrants no merit.”
- VIO2023-02276
2018 IPMC 307.1 - Handrails and Guardrails



12311 Ivanhoe St.



12311 Ivanhoe St.



VIO2023-02276

- July 6, 2023: Property inspected
- July 10, 2023: Courtesy Notice issued
 - 2018 IPMC 307.1 - Handrails and Guardrails
- August 7, 2023: Re-inspection
- August 8, 2023: Notice of Violation issued
 - 2018 IPMC 307.1 – Handrails and Guardrails
- August 22, 2023: Property Maintenance Code Request for Appeal received



2018 IPMC Code

- *2018 IPMC (International Property Maintenance Code) was adopted by the BoCC (Board of County Commissioners) on December 4, 2018.*
- *IPMC 307.1 Handrails and Guardrails.*

General: Every exterior and interior flight of stairs having more than 4 risers shall have a handrail on one side of the stair and every open portion of stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762mm) above the floor of grade below shall have guards. Handrails shall be not less than 30 inches (762mm) in height or more than 42 inches (1067mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.



Building Permit

- ***BDP19-4163*** — *Applicant description: R&R decking & walls on second floor deck in back of house – install railing on 1 floor deck in back of house.*
- *December 18, 2019: permit application received*
- *February 7, 2020: permit issued with comments*
- *November 5, 2021: 90 day extension granted by CBO Justin Blair*
- *March 24, 2022: permit expired*



Building Permit (cont'd)

- *Building Safety Review Comment #11* - All decks higher than 30" above grade must have a guardrail. Guard rails must be provided on the open side of a stair where it is more than 30" above the floor or grade. Stair rails must be at least 34" high measured from the nosing of the stair treads. No opening shall allow a 4" sphere to pass through with the exception that you are allowed a larger opening provided for the triangle formed between the stair riser, stair tread, and bottom edge of the bottom rail. This open space may not allow a 6" sphere to pass through it.



Summary

The Applicant has not met his burden to show that the IPMC:

- 1. Has been incorrectly interpreted;*
- 2. Does not apply; or*
- 3. has been adequately satisfied by other means*

The appeal of the IPMC does not conform to the requirements of the IPMC and would request that the Board of Appeals deny the appeal from Mr. Gamber.

Mr. Gamber needs to complete the following items to be in compliance with the IPMC:

- Owner needs to apply for new building permit (due to expired permit)*
- Owner needs to install the required handrail/guardrail*
- If violation is not corrected, the County may escalate this to a Court process*





COMMUNITY SAFETY AND WELL-BEING DEPARTMENT

Board of Building Code Appeals Staff Report

November 20, 2023

SUMMARY OF APPEAL

The applicant, Travis Gamber, is appealing a notice issued by County Code Compliance Officer Kerry Gress for violations of the International Property Maintenance Code (IPMC) at the property located at 12311 Ivanhoe Street.

BACKGROUND

The provisions of this code (IPMC) were created to establish minimum standards to protect the health, safety and welfare in both existing residential and nonresidential structures and on all existing premises.

These codes are used to provide communities with the tools to reduce risks created by deteriorated or unsafe buildings and help communities upgrade and maintain other existing structures. Previous cases and building permits that pertain to the current issue are included in this staff report to provide historical context.

SUMMARY OF ARGUMENT

The Adams County Board of County Commissioners adopted the IPMC through County Ordinance No. 12 on December 4, 2018. According to Section 111.1 of the IPMC “an application for appeal shall be based on a claim that the true intent of this code or rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.” The burden to prove the standards above is on the property owner.

In this case, Mr. Gamber was cited for violations of the IPMC for failing to install a railing on a second story deck. Mr. Gamber has not provided any evidence that the provisions of this code have been incorrectly interpreted, do not apply, or are satisfied by other means.

Staff Recommendation:

Based on the application and criteria for appeal from a notice issued under the IPMC, it is staff’s determination that the appeal of the IPMC does not conform to the requirements of the IPMC and would request that the Board of Appeals deny the appeal from Mr. Gamber.

Gamber/Stahm IPMC Appeal

VIO2023-02276

12311 Ivanhoe St

Adams County Government
Community Safety & Well-Being
November 20, 2023
Building Code Board of Appeals

Presented by:
Gail Moon, Code Compliance Supervisor

Case History of 12311 Ivanhoe St.

VIO2023-02276

- 7-06-2023 - **VIO2023-02276** - Code Compliance conducted an inspection at the property and observed the upper deck in the backyard, on this house, did not have the required handrails attached. Code Compliance started a new case with the statement: *“while inspecting for Post Judgment issues, noticed that the upper deck does not have any railing either. This was not addressed in the original letter. Starting a new case.”* Courtesy Violation notice **VIO2023-02276** was issued for: *IPMC 307.1 Handrails and Guardrails. General: Every exterior and interior flight of stairs having more than 4 risers shall have a handrail on one side of the stair and every open portion of stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762mm) above the floor of grade below shall have guards. Handrails shall be not less than 30 inches (762mm) in height or more than 42 inches (1067mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.* This case moved through a new Code Compliance process that now starts with a 30 day Courtesy Notice.
- 8-04-2023 - **VIO2023-02276** - Code Compliance received a letter from Travis Gamber (occupant of the house). The letter stated: *“ As per Ordinance Number Three; Section Three, Paragraph A, we formally request a hearing in the Adams County Court. Mr. Gamber used the incorrect regulation to request this hearing. He referenced the Ordinance Number Three for the prevention of Blight, information. This case isn’t a blight case. It is a Property Maintenance case, and is only at a Courtesy Notice stage (which doesn’t allow for an appeal request at this time).*
- 8-07-2023 - **VIO2023-02276** - Official Violation notice was issued for: *IPMC 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads; and IPMC 307.1 Handrails and Guardrails. General: Every exterior and interior flight of stairs having more than 4 risers shall have a handrail on one side of the stair and every open portion of stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762mm) above the floor of grade below shall have guards. Handrails shall be not less than 30 inches (762mm) in height or more than 42 inches (1067mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.*

Case History of 12311 Ivanhoe St.

VIO2023-02276 (cont'd)

- 8-09-2023 - **VIO2023-02276** - Code Compliance officer Kerry Gress attempted to contact Mr. Gamber by phone. She left a voicemail advising him that he needed to request this hearing on the correct form that was recently sent as part of the official notice of violation that was sent to the owner in the mail.
- 8-18-2023 - **VIO2023-02276** - Code Compliance received a *Property Maintenance Code Request For Appeal* notice from Mr. Travis Gamber.



COURTESY NOTICE RE: VIO2023-02276

July 10, 2023

GAMBER TRAVIS AND STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 806028098

Dear Property Owner(s), Occupant(s), Lender(s):

Code Compliance is responsible for the enforcement of the Adams County Development Standards and Regulations, the County's Environmental Blight Ordinance #3, and Section 106 of the International Property Maintenance Code in the unincorporated portions of Adams County. These regulations/ordinance/codes, were adopted by the County Commissioners to address issues that may be detrimental to the health, safety, economy, and general welfare of citizens. The County considers it important, that properties that are in violation be brought into compliance for the benefit of the community.

Our procedure is to view the site from outside the property boundaries, as a neighbor or a passerby would, and assess whether the property is, or is not, in violation of the regulations, ordinance, or codes.

An inspection of the property at 12311 IVANHOE ST was conducted on 07/06/2023, and it has been determined that the property is in violation of the Adams County Development Standards and Regulations, the County's Environmental Blight Ordinance #3, or the International Property Maintenance Code.

It has been our experience that most people don't realize that their property is in violation until they get a letter like this from the County. Here is a brief explanation of the violation(s):

2018 IPMC Sec 307.1 Handrails/guards, at least 30" tall, are required to be installed on the top balcony on the back of this house to minimize the possibility of a fall from the deck surface to a lower level.

If the above issues are corrected or brought into compliance BEFORE 08/04/2023, this case will be CLOSED. However, if the issues are present during the follow-up inspection, an official Notice of Violation will be issued to the property owner and current occupant.

I realize that it isn't always easy to correct the problem. If you would like to discuss this matter with me, please call me at the number below. Please leave a message for me to return your call regarding case #VIO2023-02276.

Please go to adcogov.org/code-compliance for a list of helpful links to our regulations, blight ordinance, code compliance brochure, and/or the code compliance process.

Thank you in advance for your cooperation.

Cordially,

Kerry Gress
Code Compliance Officer II
720-523-6832
kgress@adcogov.org

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 4

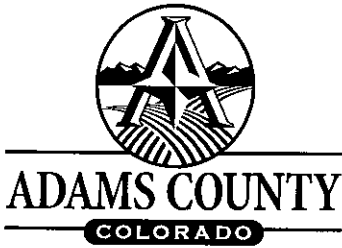
Lynn E. Baca
DISTRICT 5

EXCERPTS FROM THE 2018 PROPERTY MAINTENANCE CODE (IPMC)

Ord. 12 Adopted by the Adams County BoCC on December 4, 2018

2018 IPMC Section 307.1 General Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.





**Community Safety & Well-Being Department
Neighborhood Services / Code Compliance
Case Comments Report**

Record Number: VIO2023-02276

Parcel Number: 0157132301003

Primary Address: 12311 IVANHOE ST

Work Description: upper deck of a 2-story house has NO railing. 2 sliding doors open up to this deck. (See also VIO2019-00662)

Case Comment: 7/6/23 while inspecting for Post Judgement issues, noticed that the upper deck does not have any railing either. This was not addressed in the original letter. Started a new case
08/07/2023

GRESSK

Case Comment: 8/4/23 received a letter from Travis Gamber (occupant of the house).. requesting a hearing in the Adams County Court.
08/07/2023
1. He can't contest a Courtesy Notice
GRESSK 2. He requested a hearing based off of the Adams Co Blight Code "Ordinance Number Three; Section Three; Paragraph A which is the Blight Code.

Case Comment: 8/7/23 still no guardrails for the upper deck on the back of this house. Send Zoning Notice that will include a form to formally request a hearing for Property Maintenance issues.
08/07/2023

GRESSK

Case Comment: 8/9/23 per Gail, contact Travis and advise him that he requested a Blight Hearing, but needs to request a hearing on the correct application that will be included in the Zoning Notice that I recently sent him.
08/09/2023

GRESSK 8/9/23 (4:27pm) left Travis a message (303-710-5280) advising of the Appeal paperwork. Left my number and Gail's number if he wanted to speak with us.

Travis Gamber & Kay Stahm
12311 Ivanhoe Street
Brighton, CO 80602

July 22th, 2023

Kerry Gress
Community Safety & Well-Being
4430 South Adams County Parkway
Brighton, CO 80601-8218

Regards #VIO2023-02276

As per Ordinance Number Three; Section Three, Paragraph A, we formally request a hearing in the Adams County Court.

Travis Gamber

Community Safety & Well-Being
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

August 08, 2023

GAMBER TRAVIS AND
STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 806028098

RE: Property At: 12311 IVANHOE ST
Case #: VIO2023-02276
Tax Assessor Parcel #: 0157132301003

Dear Property Owner(s), Occupant(s), Lender(s):

A site inspection conducted on **08/07/2023**, at the property listed above, found the following violation(s):

2018 IPMC Sec 307.1 Handrails/guards, at least 30" tall, are required to be installed on the top balcony on the back of this house to minimize the possibility of a fall from the deck surface to a lower level.

This is in violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

A follow-up inspection will be made on or after **09/06/2023**. If at that time the violation still exists, the matter will be sent to the County Attorney's Office for further action.

Pursuant to Colorado Revised Statutes Sections 30-28-210 and 30-28-124.5, the potential penalty for each violation is not less than \$500 and not more than \$1,000. You may then be subject to daily penalties of not more than \$100 per day for each continuing violation. The County may also pursue injunctive relief pursuant to C.R.S. §§ 30-28-209 and 30-28-124.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal as set forth in Section 111.1 of the International Property Maintenance Code. Pursuant to Section 106.3 of the International Property Maintenance Code, failure to comply with this violation notice may result in a lien against the property.

If you have questions regarding this action, please contact me at 720-523-6832.

Sincerely,



Kerry Gress
Code Compliance Officer II
Neighborhood Services Division
kgress@adcogov.org

BOARD OF COUNTY COMMISSIONERS

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EXCERPTS FROM THE 2018 PROPERTY MAINTENANCE CODE (IPMC)

Ord. 12 Adopted by the Adams County BoCC on December 4, 2018

2018 IPMC Section 307.1 General Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

**PROPERTY MAINTENANCE CODE
REQUEST FOR APPEAL**

TO: Adams County Community Safety and Well-Being
Code Compliance Unit
4430 South Adams County Parkway
1st floor, Suite W2000B
Brighton, CO 80601

Attn: **Kerry Gress**

Violation Notification Date: **08/07/2023**
Name: **GAMBER TRAVIS AND STAHM LILA K**
Property Address: **12311 IVANHOE ST**
Case #: **VIO2023-02276**
Tax Assessor Parcel #: **0157132301003**

Dear Code Compliance Officer:

I/we have received your notice regarding the above-cited property's alleged violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

2018 IPMC Sec 307.1 Handrails/guards, at least 30" tall, are required to be installed on the top balcony on the back of this house to minimize the possibility of a fall from the deck surface to a lower level.

By signing and returning this document to you within twenty (20) days of the date of the notice, **I/we hereby request a hearing of the appeals panel.**

GAMBER TRAVIS AND STAHM LILA K

Signature(s):

Printed Name of Signer	Date
Printed Name of Signer	Date

Mailing Address:

Phone Number:

ATTENTION PROPERTY OWNER / OCCUPANT:

Only return this form if you are requesting an appeals-panel hearing to dispute the determination that this property is in violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code.



**PROPERTY MAINTENANCE CODE
REQUEST FOR APPEAL**

TO: Adams County Community Safety and Well-Being
Code Compliance Unit
4430 South Adams County Parkway
1st floor, Suite W2000B
Brighton, CO 80601

Attn: Kerry Gress

Violation Notification Date: 08/07/2023
Name: GAMBER TRAVIS AND STAHM LILA K
Property Address: 12311 IVANHOE ST
Case #: VIO2023-02276
Tax Assessor Parcel #: 0157132301003

Dear Code Compliance Officer:

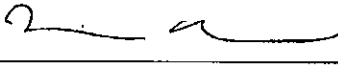
I/we have received your notice regarding the above-cited property's alleged violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

2018 IPMC Sec 307.1 Handrails/guards, at least 30" tall, are required to be installed on the top balcony on the back of this house to minimize the possibility of a fall from the deck surface to a lower level.

By signing and returning this document to you within twenty (20) days of the date of the notice, I/we hereby request a hearing of the appeals panel.

GAMBER TRAVIS AND STAHM LILA K

Signature(s):


Travis Gamber 8.18.23 Lila Kay Stehr 8.18.23
Printed Name of Signer Date Printed Name of Signer Date

Mailing Address:

12311 Ivanhoe Street, Brighton, CO 80602

Phone Number:

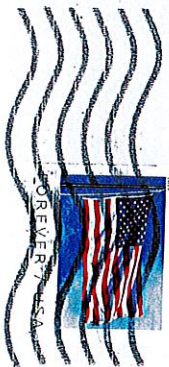
720.934.4235

ATTENTION PROPERTY OWNER / OCCUPANT:

Only return this form if you are requesting an appeals-panel hearing to dispute the determination that this property is in violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code.

12311 Inmane Street
Brighton, CO
80002

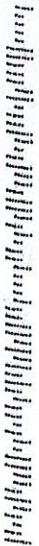
DENVER CO 802
22 AUG 2023 PM 8 L



Attn
Denny Gross.

Adams County Community Safety & Well Being
Oahu Compliance Unit
44130 South Adams County Parkway
1st Floor
Brighton, CO 80001

80501-156754



Case History of 12311 Ivanhoe St.

Previous Case for Same Violation: VIO2019-00662

- 4-29-2019 - Code Compliance received a citizen complaint: *"Back deck/balcony in disrepair"*. Violation notice **VIO2019-00662** was issued for: *IPMC 304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch, and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads; and IPMC 307.1 Handrails and Guardrails. General: Every exterior and interior flight of stairs having more than 4 risers shall have a handrail on one side of the stair and every open portion of stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762mm) above the floor of grade below shall have guards. Handrails shall be not less than 30 inches (762mm) in height or more than 42 inches (1067mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.* This case moved through the Code Compliance process and was escalated to the County Attorney's office for further legal action on 5-31-2019.
- 8-19-2019 - **VIO2019-00662** - The County Attorney's office entered into a settlement agreement with Lila K. Stahm (owner of the property at 12311 Ivanhoe St.). The agreement was that the owner would bring the property into compliance with the County regulations by 5:00pm on Friday, December 20, 2019 and remain in compliance for a period of sixty (60) days from this date.
- 12-31-2019 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the settlement agreement. The Code Compliance officer reported that the property did not meet the settlement agreement terms, and was still in violation of the property maintenance codes: IPMC 304.10 – ceiling panels under the 2nd story deck in the backyard are not maintained structurally sound and in good repair, and IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below.
- 2-13-2020 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the regulations. The Code Compliance officer reported that the property was still in violation of the property maintenance code: IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below. However, they were in compliance with IPMC 304.10 - ceiling panels under the 2nd story deck in the backyard have been removed and the roof of the upper section of the deck is now in good repair on this date.

Case History of 12311 Ivanhoe St.

Previous Case for Same Violation: VIO2019-00662

- 5-04-2020 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the regulations. The Code Compliance officer reported that the property was still in violation of the property maintenance code: IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below. The Code Compliance officer also made a statement that the upper deck had been completely removed from the house, and that the upper deck issue on the violation notice has been resolved.
- 8-10-2020 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the regulations. The Code Compliance officer reported that the property was still in violation of the property maintenance code: IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below. The Code Compliance officer also made a statement that a building permit (BDP19-4163) was applied for and it included the installing of handrails on the first floor. The owner PASSED a framing inspection on 8-04-202, and this inspection extends the permit for 6 months.
- 11-20-2020 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the regulations. The Code Compliance officer reported that the property was still in violation of the property maintenance code: IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below. The Code Compliance officer and the County Attorney's office decided to hold off on enforcement until and if the building permit expires and the property is still in violation. This case was put on HOLD at this time.
- 5-14-2021 - **VIO2019-00662** - Code Compliance conducted a re-inspection of the property to verify if the property was in compliance with the regulations. The Code Compliance officer reported that the property was still in violation of the property maintenance code: IPMC 307.1 – no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below. The Code Compliance officer also made a statement that the upper deck has been completely removed and now rebuilt onto the house.
- 6-16-2021 - **VIO2019-00662** - Adams County Attorney's office mailed a Notice of Non-Compliance with Settlement Agreement to the property owner (Lila K. Stahm) that was filed with the Court on January 15, 2020. This letter stated that as a result of this filing in January 2020, the County may be filing with the Court, a motion to enter judgment in the amount of \$500.00 within 30 days of this letter if the IPMC violations are not resolved.
- 9-08-2021 - **VIO2019-00662** - Adams County Court GRANTED an Order for Entry of Judgement in the amount of \$500.00.

Case History of 12311 Ivanhoe St.

Previous Case for Same Violation: VIO2019-00662

- 8-11-2022 - **VIO2019-00662** - Notice of Violation was mailed to the property owner as a new process of POST judgement inspections.
- 9-09-2022 - **VIO2019-00662** - Code Compliance received a letter from someone at this property (12311 Ivanhoe St.) stating: *"We are in the process of having metal railing fabricated. Once they are complete, they will be installed."*
- 10-26-2022 - **VIO2019-00662** - Notice of Violation was mailed to the property owner as a new process of POST judgement inspections. Inspection was on 10-21-2022.
- 1-12-2023 - **VIO2019-00662** - Notice of Violation was mailed to the property owner as a new process of POST judgement inspections. Inspection was on 1-05-2023.
- 7-06-2023 - **VIO2019-00662** - Code Compliance officer conducted a re-inspection of the property and observed the violations on the lower section of the deck are now in compliance. The Code Compliance officer sent an email to the County Attorney's office requesting that this case VIO2019-00662 be closed/dismissed. The County Court GRANTED this dismissal.

Other Previous Cases for Same Violation:

- 5-21-2018 - Code Compliance received a citizen complaint: *"Building a balcony (deck) at the back of the house."* **VIO2018-00695** was never followed up on by a Code Officer and was CLOSED on 8-14-2022 as a stale case.
- 8-11-2022 - **VIO2022-02408** - This case was started and then closed due to the ongoing 2019 case (VIO2019-00662). No violation notice sent for this case number.
- 8-14-2022 - **VIO2022-02409** - This case was started and then closed due to it being a duplicate case (opened in error). No violation notice sent for this case number. property (12311 Ivanhoe St.) stating: *"We are in the process of having metal railing*

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

May 02, 2019

STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 80602

RE: Property At: **12311 IVANHOE ST**
Case #: **VIO2019-00662**
Tax Assessor Parcel #: **0157132301003**

Dear Property Owner(s), Occupant(s), Lender(s):

A site inspection conducted on **04/29/2019**, at the property listed above, found the following violation(s):

IPMC 304.10 Stairway, Decks, Porches, and Balconies - Please repair (or remove) the ceiling panels under the 2nd story deck in the back yard. All decks and appurtenances (accessories) shall be maintained structurally sound and in good repair.

IPMC 307.1 Handrails and Guardrails - Please install the proper guardrails on the lower deck in the back yard. A deck with a walking surface that is more than 30 inches above the grade below shall have guards.

This is in violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

A follow-up inspection will be made on or after **05/22/2019**. If at that time the violation still exists, the matter will be sent to the County Attorney's Office for further action.

Pursuant to Colorado Revised Statutes Sections 30-28-210 and 30-28-124.5, the potential penalty for each violation is not less than \$500 and not more than \$1,000. You may then be subject to daily penalties of not more than \$100 per day for each continuing violation. The County may also pursue injunctive relief pursuant to C.R.S. §§ 30-28-209 and 30-28-124.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal as set forth in Section 111.1 of the International Property Maintenance Code. Pursuant to Section 106.3 of the International Property Maintenance Code, failure to comply with this violation notice may result in a lien against the property.

If you have questions regarding this action, please contact me at 720-523-6833 between 8:00 a.m. and 4:30 p.m. Monday through Friday.

Sincerely,

Gail Moon
Code Compliance Officer II
Neighborhood Services Division

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

EXCERPTS FROM THE 2018 PROPERTY MAINTENANCE CODE (IPMC)
Ord. 12 Adopted by the Adams County BoCC on December 4, 2018

2018 IPMC Section 304.10 Stairways, Decks, Porches, Balconies - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

2018 IPMC Section 307.1 General Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or **other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards.** Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have *approved* address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed sur-

faces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is openable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, room units or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a

- 2.4. Fissures.
- 2.5. Spalling.
- 2.6. Exposed reinforcement.
- 2.7. *Detached*, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. *Deterioration*.
 - 3.2. Corrosion.
 - 3.3. Elastic deformation.
 - 3.4. *Ultimate deformation*.
 - 3.5. Stress or strain cracks.
 - 3.6. Joint fatigue.
 - 3.7. *Detached*, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
 - 4.1. *Deterioration*.
 - 4.2. *Ultimate deformation*.
 - 4.3. Fractures in masonry or mortar joints.
 - 4.4. Fissures in masonry or mortar joints.
 - 4.5. Spalling.
 - 4.6. Exposed reinforcement.
 - 4.7. *Detached*, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
 - 5.1. *Deterioration*.
 - 5.2. Elastic deformation.
 - 5.3. *Ultimate deformation*.
 - 5.4. Metal fatigue.
 - 5.5. *Detached*, dislodged or failing connections.
6. Wood that has been subjected to any of the following conditions:
 - 6.1. Ultimate deformation.
 - 6.2. *Deterioration*.
 - 6.3. Damage from insects, rodents and other vermin.
 - 6.4. Fire damage beyond charring.
 - 6.5. Significant splits and checks.
 - 6.6. Horizontal shear cracks.
 - 6.7. Vertical shear cracks.
 - 6.8. Inadequate support.
 - 6.9. *Detached*, dislodged or failing connections.
 - 6.10. Excessive cutting and notching.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have *guards*. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308 RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property* and *premises*, and the interior of every structure, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a structure shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

308.2.1 Rubbish storage facilities. The *owner* of every occupied *premises* shall supply *approved* covered containers for *rubbish*, and the *owner* of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers.

308.3.1 Garbage facilities. The *owner* of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the structure available to the *occupants* in each *dwelling unit*; or an *approved* leakproof, covered, outside garbage container.

308.3.2 Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

SECTION 309 PEST ELIMINATION

309.1 Infestation. Structures shall be kept free from insect and rodent *infestation*. Structures in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After pest

**PROPERTY MAINTENANCE CODE
REQUEST FOR APPEAL**

TO: Adams County Community & Economic Development Department
Code Compliance Unit
4430 South Adams County Parkway
1st floor, Suite W2000B
Brighton, CO 80601

Attn: **Gail Moon**

Violation Notification Date: **05/01/2019**
Name: **STAHM LILA K**
Property Address: **12311 IVANHOE ST**
Case #: **VIO2019-00662**
Tax Assessor Parcel #: **0157132301003**

Dear Code Compliance Officer:

I/we have received your notice regarding the above-cited property's alleged violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

IPMC 304.10 Stairway, decks, porches and balconies - Please repair (or remove) the ceiling panels under the 2nd story deck in the back yard. All decks and appurtenances (accessories) shall be maintained structurally sound and in good repair.

IPMC 307.1 Handrails and Guardrails - Please install the proper guardrails on the lower deck in the back yard. A deck with a walking surface that is more than 30 inches above the grade below shall have guards.

By signing and returning this document to you within twenty (20) days of the date of the notice, I/we hereby request a hearing of the appeals panel.

STAHM LILA K

Signature(s): _____
Printed Name of Signer Date Printed Name of Signer Date

Mailing Address: _____

Phone Number: _____

ATTENTION PROPERTY OWNER / OCCUPANT:

Only return this form if you are requesting an appeals-panel hearing to dispute the determination that this property is in violation of Section 1-05-09-01 of the Adams County Development Standards and Regulations, and Section 106 of the International Property Maintenance Code.

Apr 29, 2019 at 10:31:21 AM





Apr 29, 2019 at 10:35:57 AM



Apr 29, 2019 at 10:36:15 AM



Apr 29, 2019 at 10:38:10 AM



**Community Safety & Well-Being Department
Neighborhood Services / Code Compliance
Case Comments Report**

Record Number: VIO2019-00662

Parcel Number: 0157132301003

Primary Address: 12311 IVANHOE ST

Work Description: Back deck/balcony in disrepair.

Case Comment: On 05-01-2019, I spoke to Travis (tenant/owner) 303-710-5280 on the phone. He stated he was going to take the patio/deck down anyhow. He stated that he would apply for a demolition permit to take this down.

05/23/2019

MOONG

As of 05-23-2019, there has been no application for a demolition permit, and the repairs have not been completed.

Case Comment: The property is NOT in compliance. On 11-10-2020, it was observed that IPMC 307.1 Handrails and Guardrails - no handrail has been installed on the lower deck with a walking surface that is more than 30 inches above the grade below.

12/01/2020

MOONG

However, BDP19-4163 was applied for and it included the installing of handrails on the first floor. The owner PASSED a framing inspection with the building department on 8-04-2020. This extends the permit for another 6 months.

Not sure what to do on this, because the settlement agreement date was NOT met. Scott sent me an email, on my last inspection at this location, stating to "Let them ride out the permit".

The upper deck has been completely removed and rebuilt on the house. This issue of the violation (IPMC 304.10 Stairway, decks, porches and balconies - the ceiling panels under the 2nd story deck in the back yard are not maintained structurally sound and in good repair), has been resolved.

Case Comment: 11/18/21

11/18/2021

GRESSK

per BDP19-4163, CBO Justin Blair entered this comment:
"Granted a 90 day extension to 3/24/2022 due to material\supply backorder."
CA office advised

Case Comment: 8/11/22 observed a deck at least 12' tall without proper guardrails attached.
Requested Dawn send Letter #1

08/14/2022

GRESSK

Record Number: VIO2019-00662

Parcel Number: 0157132301003

Primary Address: 12311 IVANHOE ST

Work Description: Back deck/balcony in disrepair.

Case Comment: 10/21/22 PJ inspection, no rails present along the 2nd story deck. Requested DR send Letter #2

10/24/2022

GRESSK

Case Comment: 1/5/23 PJ inspection... no rails on bottom deck nor on top deck.

01/10/2023 Request DR send Letter #3

GRESSK

Case Comment: 2/10/23 still no railings on the top deck or the bottom deck

02/15/2023

GRESSK

Case Comment: 4/27/23 inspected this property... no railings were observed attached to this deck that is more than 30 inches above grade

04/27/2023 Vio: 2018 IPMC Sec 307.01

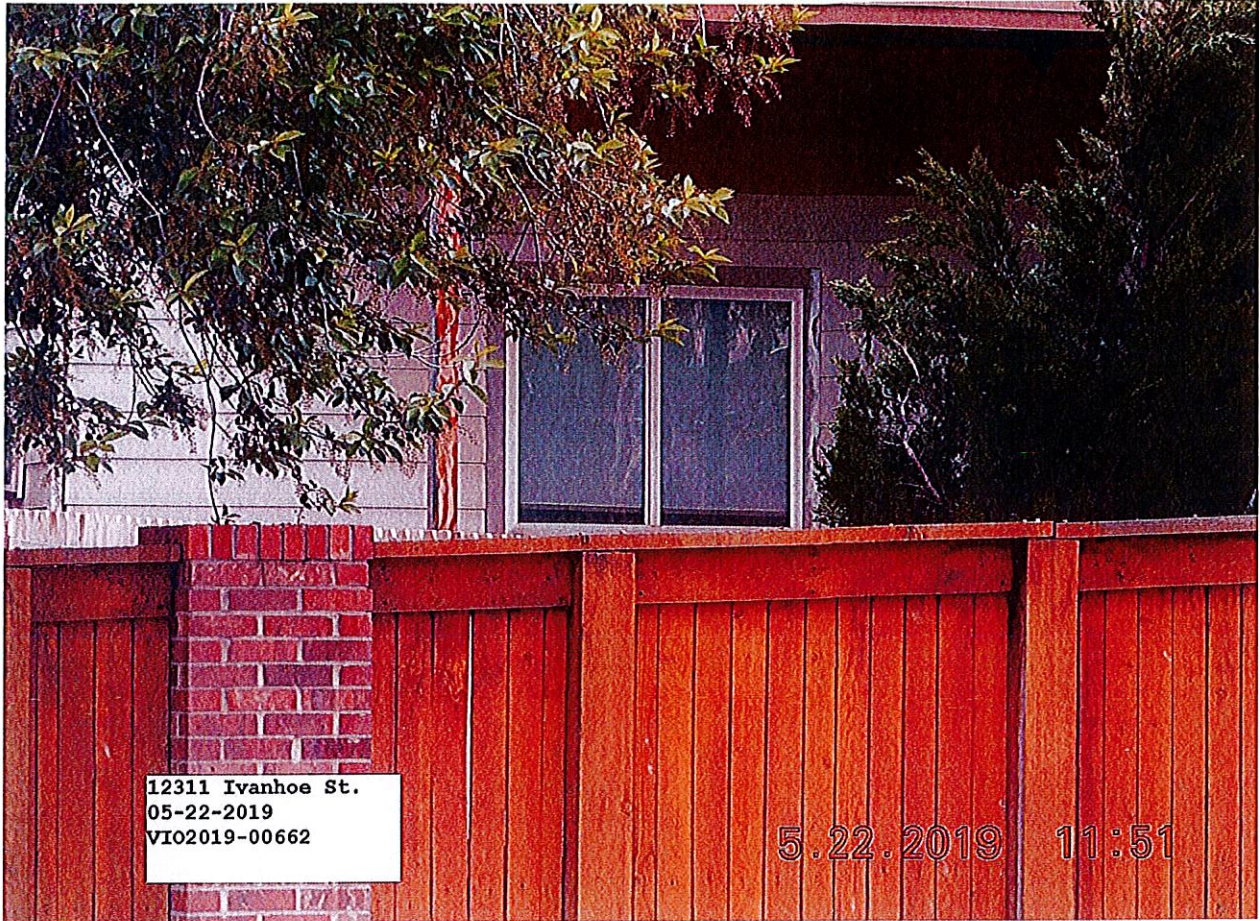
GRESSK

Refer this case to the CA office for daily fines

Case Comment: 5/2/23 REFERRED THIS FILE TO THE CA OFFICE

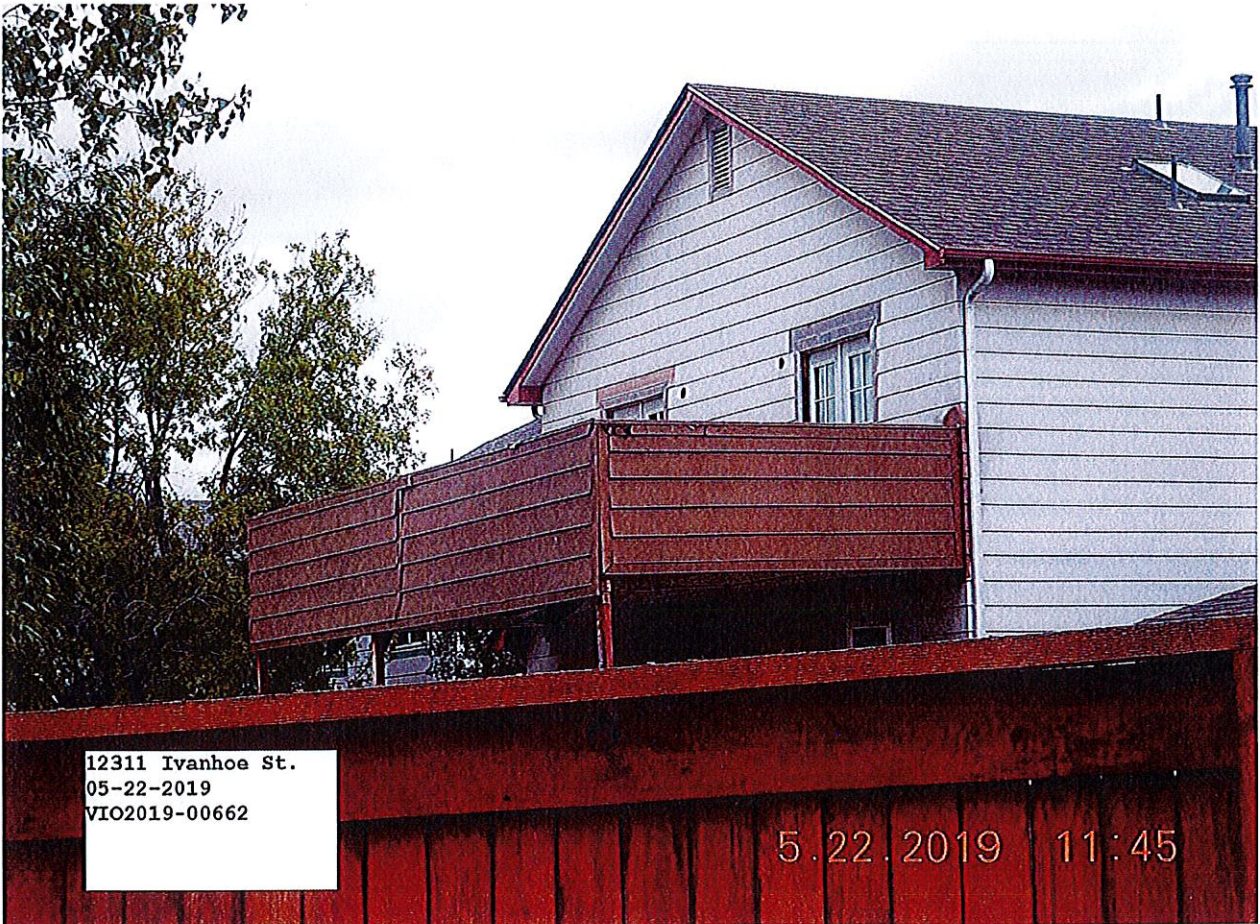
05/02/2023

GRESSK



12311 Ivanhoe St.
05-22-2019
VIO2019-00662

5.22.2019 11:51



12311 Ivanhoe St.
05-22-2019
VIO2019-00662

5.22.2019 11:45



12311 Ivanhoe St.
05-22-2019
VIO2019-00662

5.22.2019 11:46



12311 Ivanhoe St.
05-22-2019
VIO2019-00662

5.22.2019 11:46

COUNTY COURT, ADAMS COUNTY, COLORADO 1100 Judicial Center Drive Brighton, CO 80601	DATE FILED: August 22, 2019 9:12 AM FILING ID: E85CBECADDCCC CASE NUMBER: 2019C43487
Plaintiff: BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY,	
Defendant: Lila K. Stahm	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr style="width: 20%; margin: auto;"/>
ADAMS COUNTY ATTORNEY'S OFFICE Scott Blaha, #48248 Assistant County Attorney 4430 S. Adams County Parkway 5 th Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116	Case Number: 2019C _____ Division: _____
SETTLEMENT AGREEMENT	

This Settlement Agreement is made and entered into by Lila K. Stahm in order to resolve this matter, under which Defendant was cited for violations at 12311 Ivanhoe Street, Brighton, CO (the "Property") in unincorporated Adams County of section(s): 304.10 and 307.1 of the International Property Maintenance Code, as adopted by Adams County, for a total of two counts.

In order to avoid further litigation in this matter, Defendant agrees as follows:
 Defendant admits the on-going violations on the property as set forth in the Complaint.
 Defendants will be in compliance with the above-cited regulations, as set forth in the Complaint, by 5:00pm on Friday, December 20, 2019 (the "Settlement Deadline"):
 The Property will remain in compliance for a period of sixty days from this date.

If the above is not completed by the Settlement Deadline, judgment shall enter upon 7 days notice in favor of the County in the amount of \$500.00 per outstanding count.

All payments must be made at the Adams County Treasurer's Office, 4430 S Adams County Parkway, Suite C2436, Brighton, CO 80601 (Ph. # 720-523-6160).

*Please note that, pursuant to Colorado Revised Statutes § 30-28-124.5, if a judgment is entered and the Property continues to be out of compliance, the Court may impose additional fines of up to \$100.00 per day per violation.

If the subject property remains out of compliance with the County's Development Standards and Regulations after the Settlement Deadline stated above, the County may seek sanctions for contempt of court pursuant to Colorado Rule of Civil Procedure 407.

The purpose of this Settlement Agreement is for settlement of this matter only, and shall not take the place of any applicable permit or other authorization required by the County. Nor shall this Agreement serve as precedent, or serve to ratify past, current, or future violations of the County's Development Standards and Regulations or Ordinances in any way.

All provisions of this Settlement Agreement are authorized by law, are reasonable under the circumstances, and are entered into freely, knowingly and voluntarily, without any compulsion or undue influence, each party hereto having had ample opportunity to consult with counsel of their own choosing with regard to the terms hereof. The foregoing provisions may be enforced as a matter of contract, in addition to any other means of enforcement, inasmuch as they are the result of arms length negotiation and compromise of the respective legal positions of the parties.

Agreed to this 19th day of August, 2019.

Defendant




Lila K. Stahn

Defendant

Defendant

County Attorney



Scott Blaha, #48248
Approved as to Form

So Ordered:

Judge



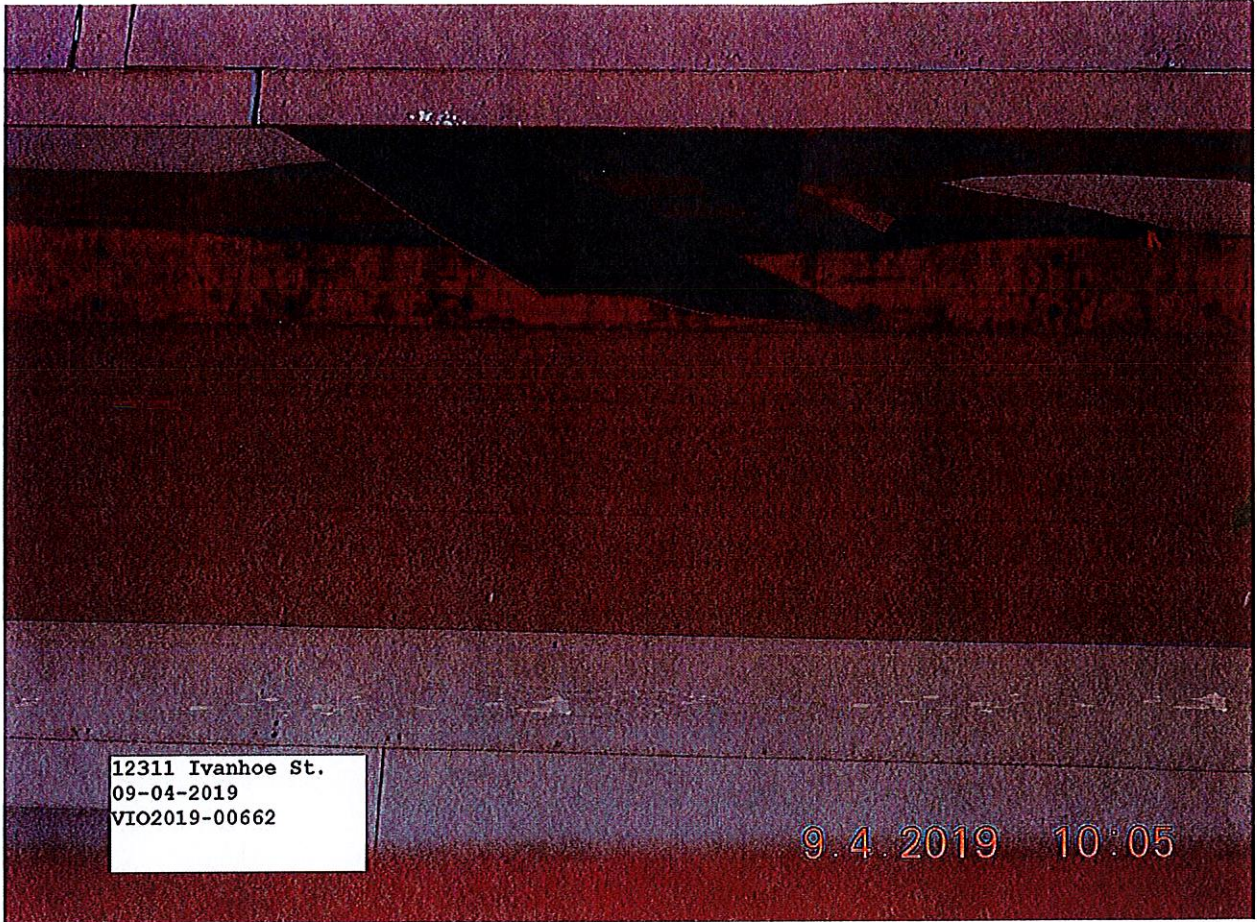
12311 Ivanhoe St.
09-04-2019
VIO2019-00662

9.4.2019 10:06



12311 Ivanhoe St.
09-04-2019
VIO2019-00662

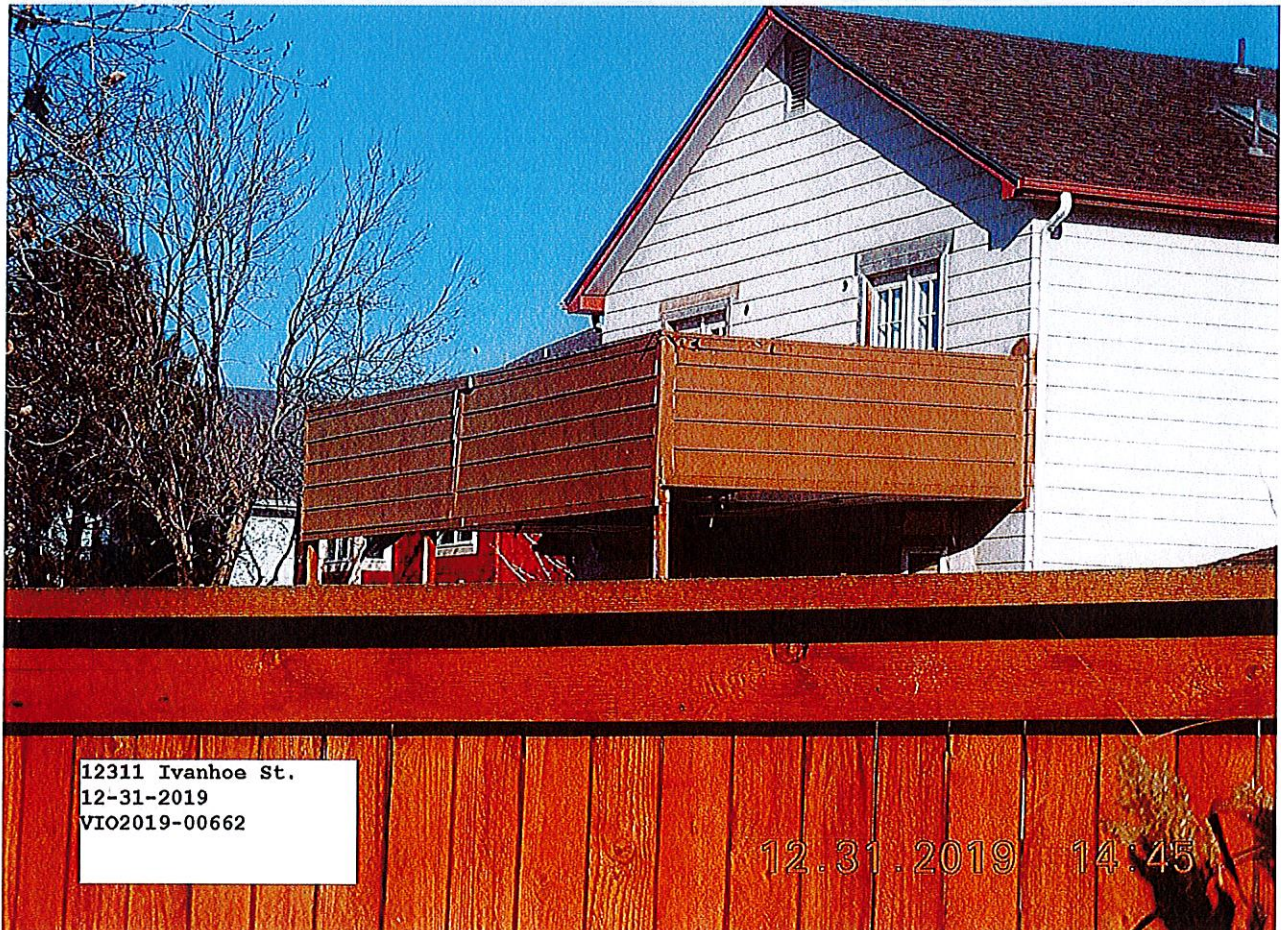
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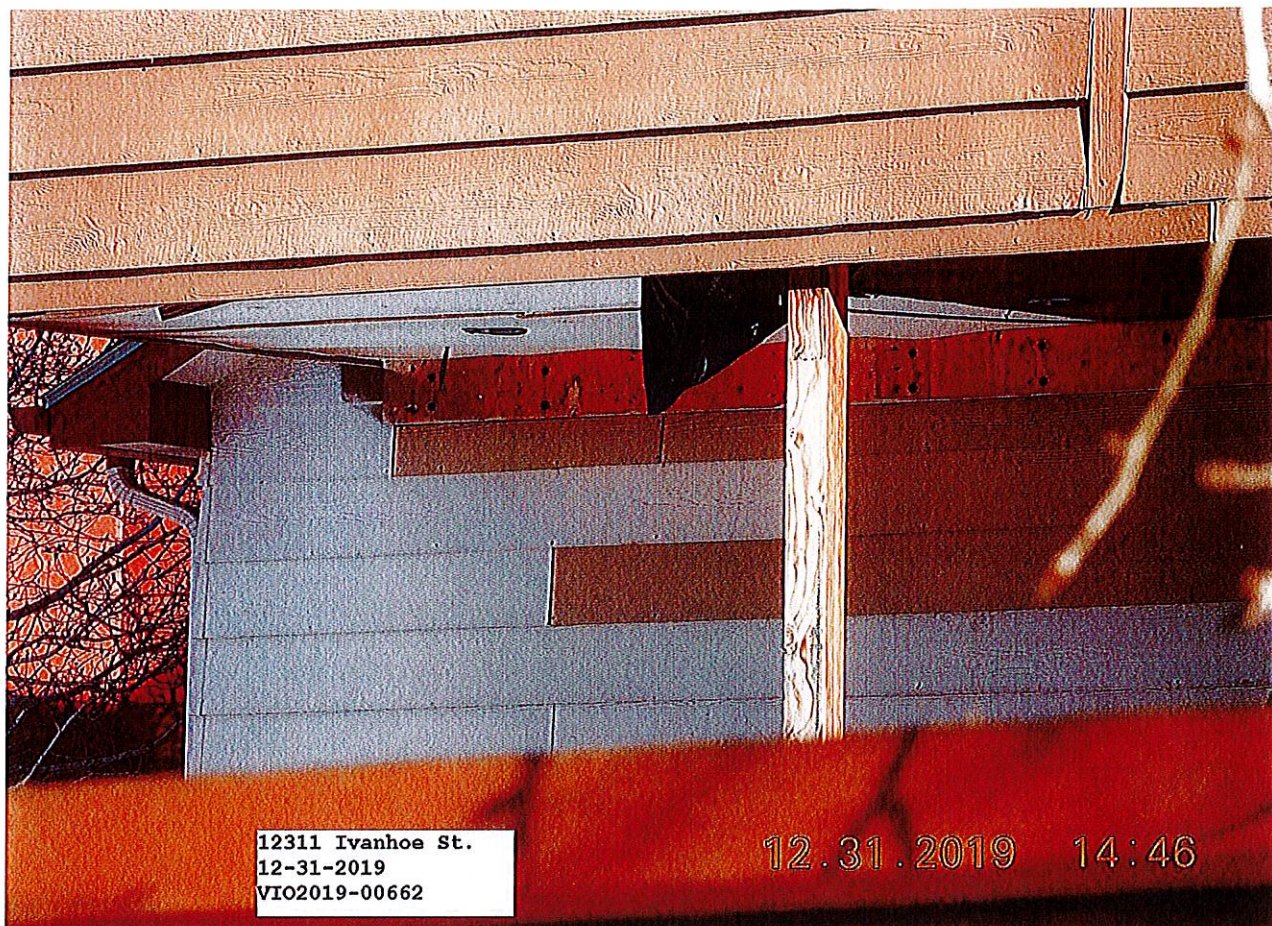
12311 Ivanhoe St.
12-31-2019
VIO2019-00662

12.31.2019 14:48



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VIO2019-00662

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12311 Ivanhoe St.
12-31-2019
VIO2019-00662

12.31.2019 14:46



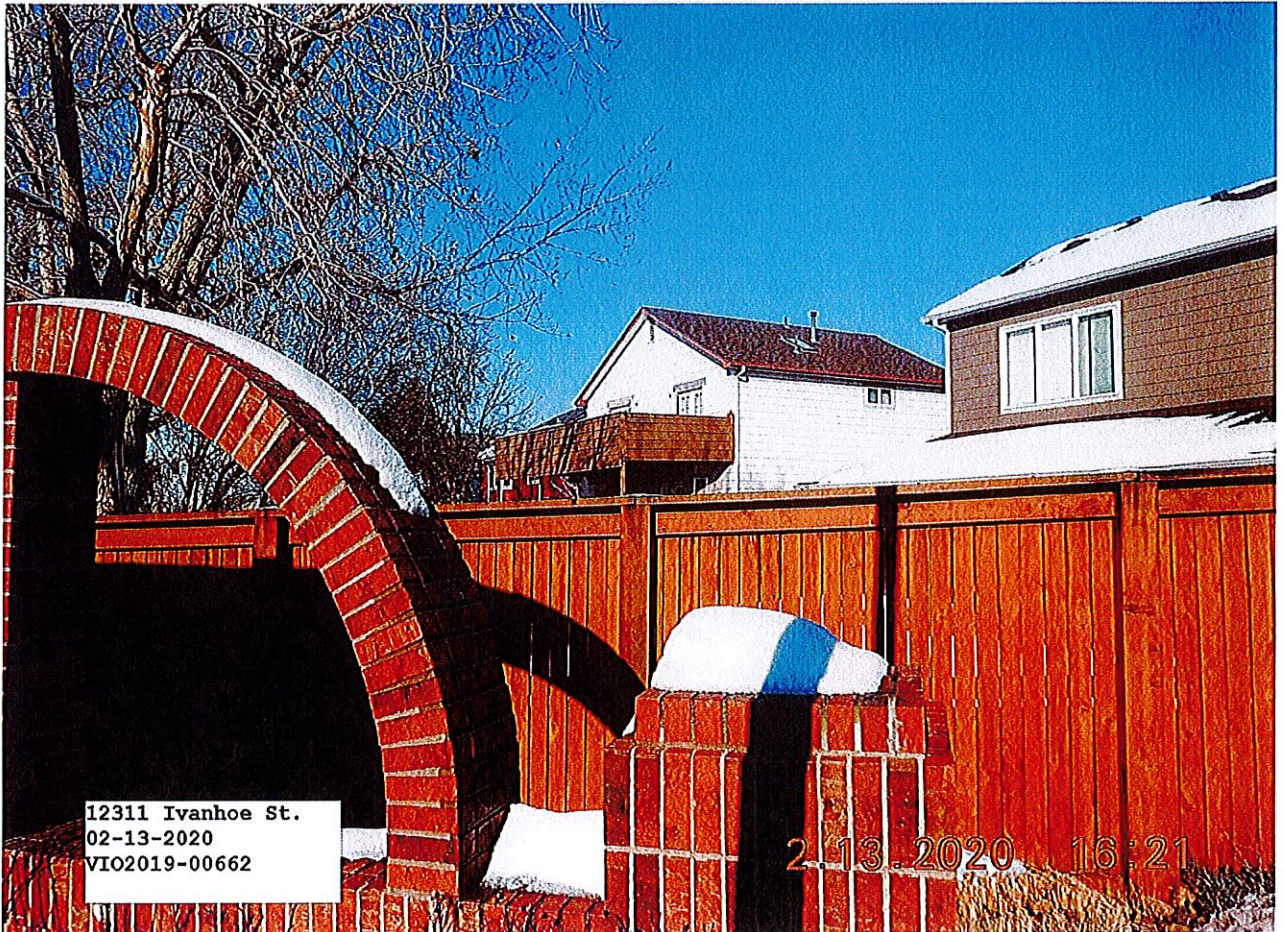
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VIO2019-00662

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12311 Ivanhoe St.
02-13-2020
VIO2019-00662

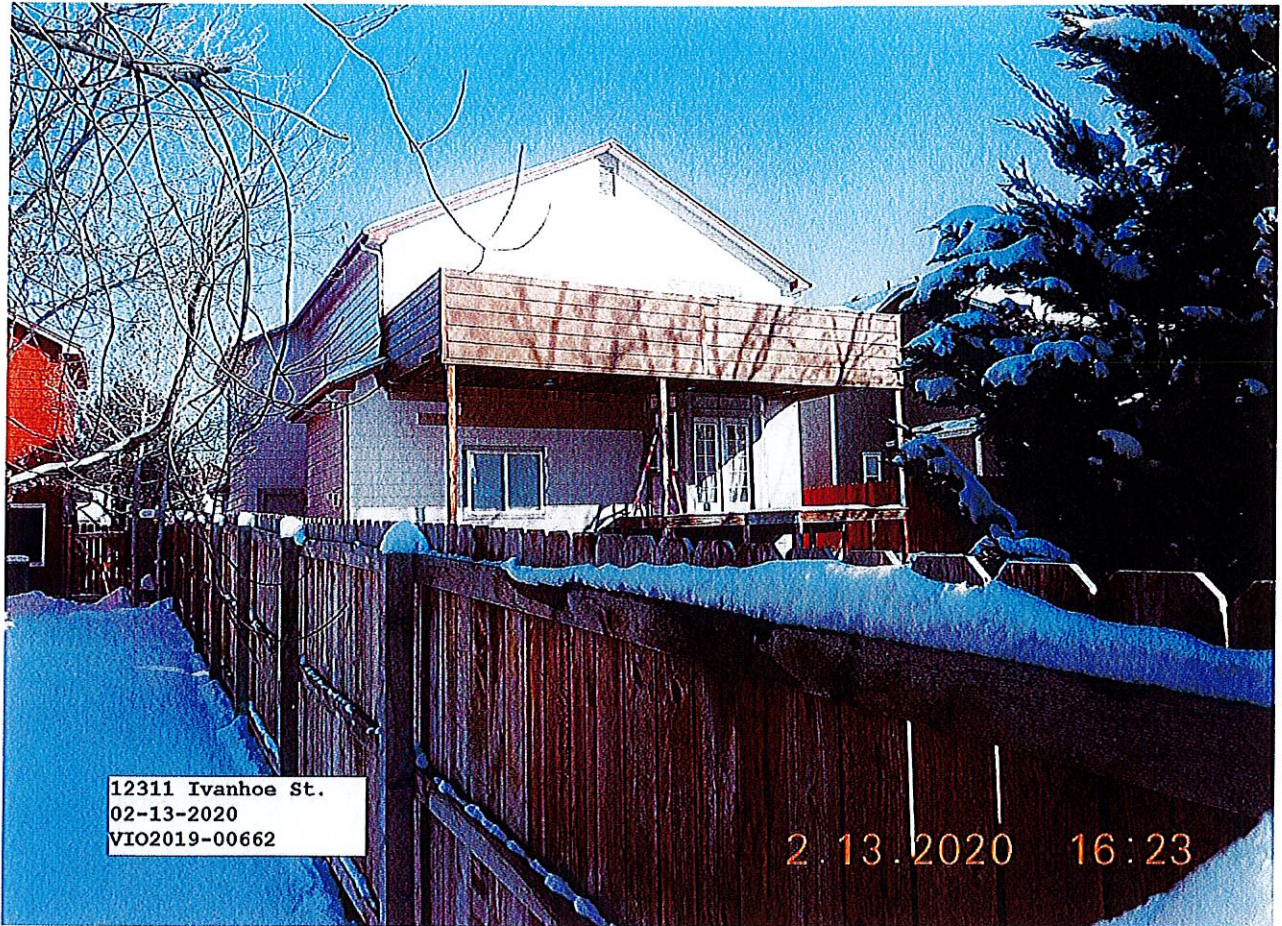
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12311 Ivanhoe St.
02-13-2020
VIO2019-00662

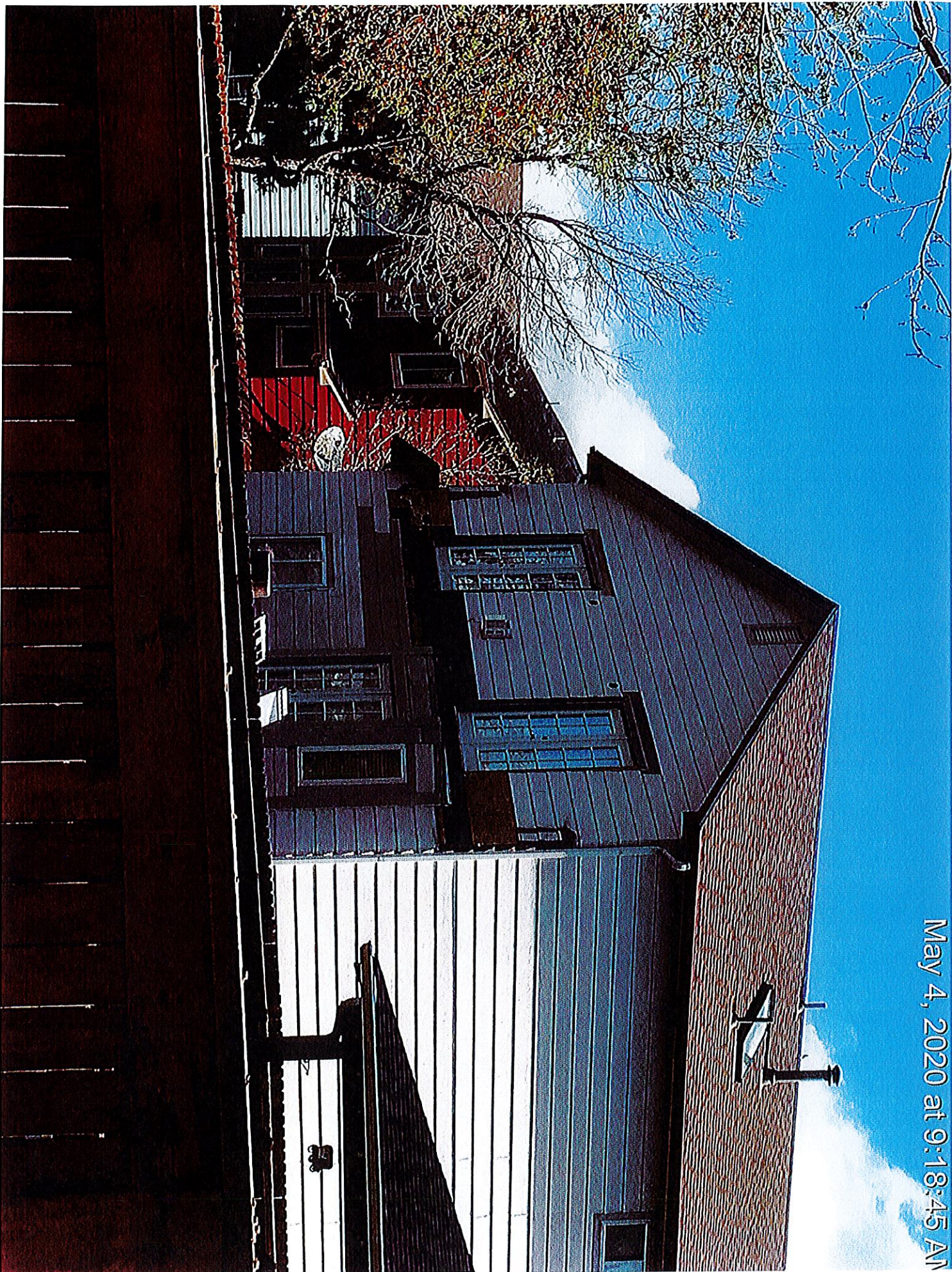
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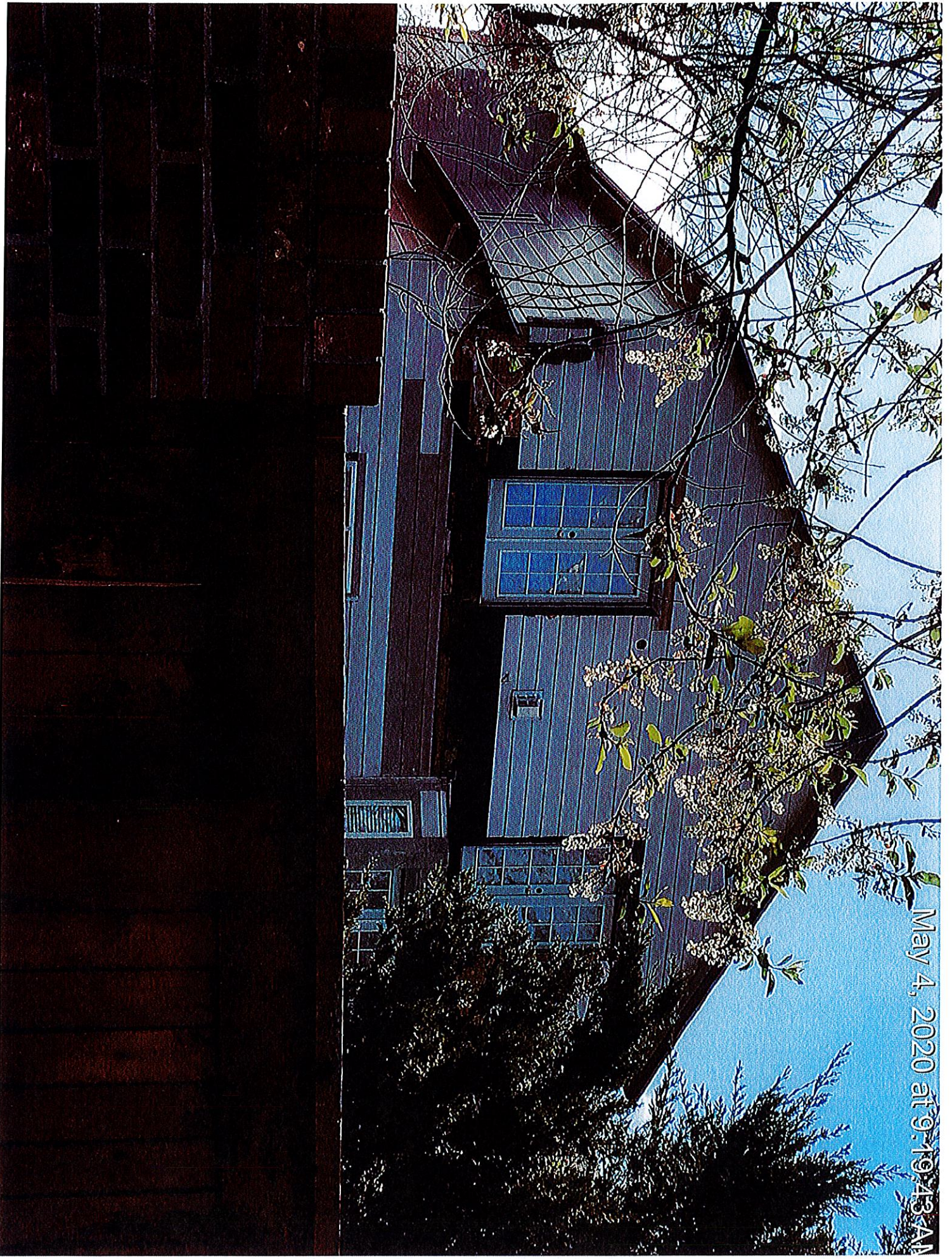


12311 Ivanhoe St.
02-13-2020
VIO2019-00662

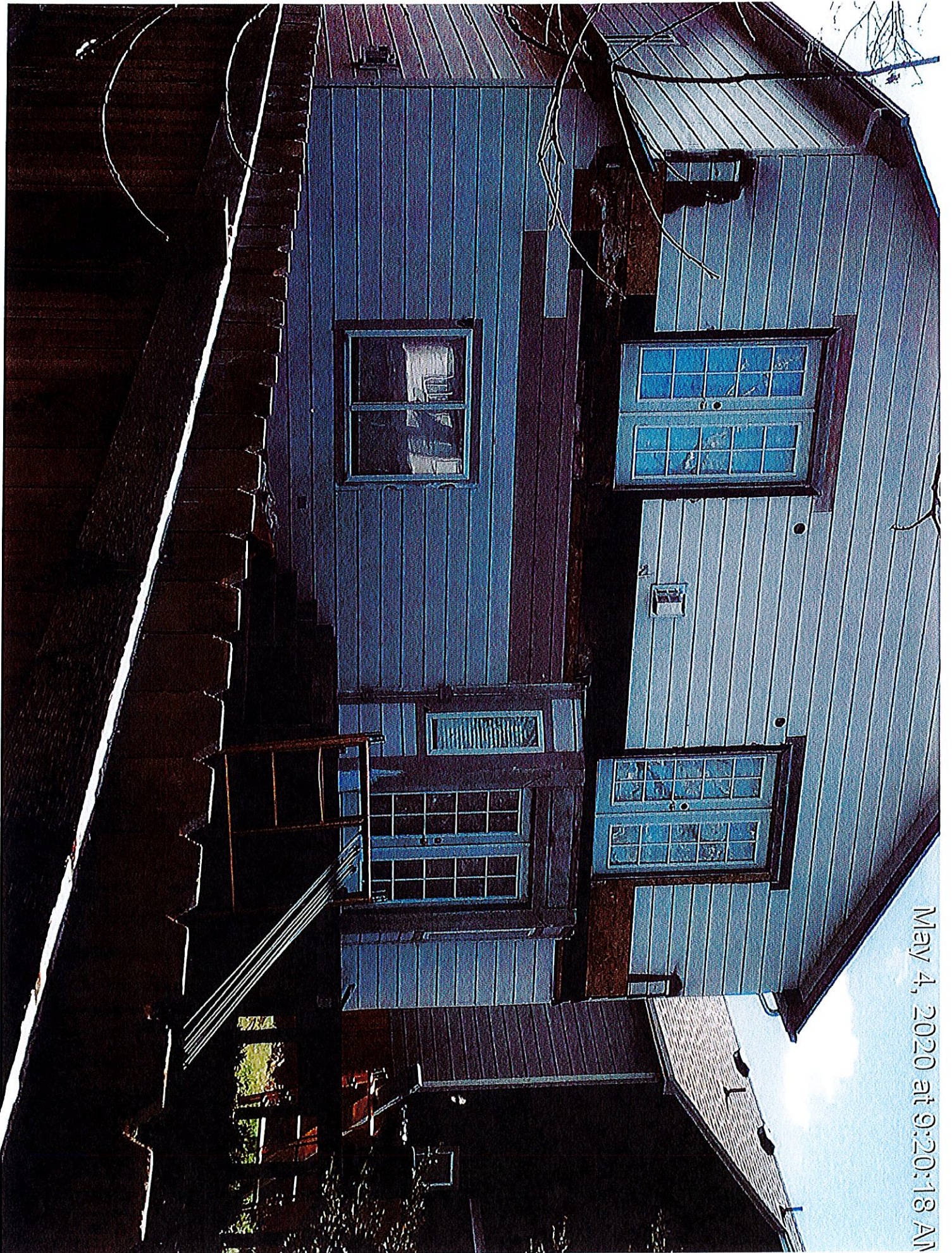
2.13.2020 16:23



May 4, 2020 at 9:18:45 AM



May 4, 2020 at 9:19:43 AM

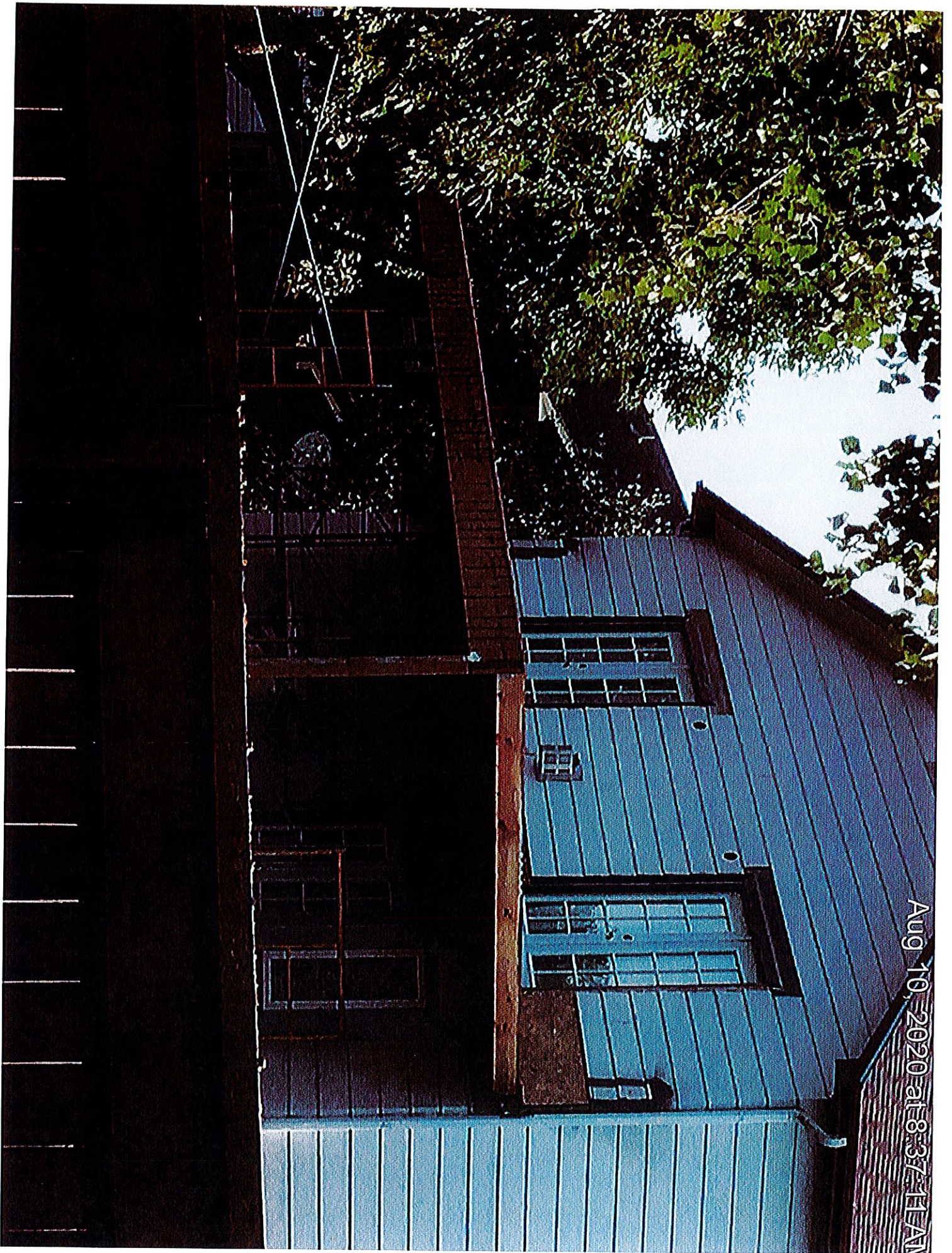


May 4, 2020 at 9:20:18 AM



Aug 16, 2020 at 8:34:36 AM



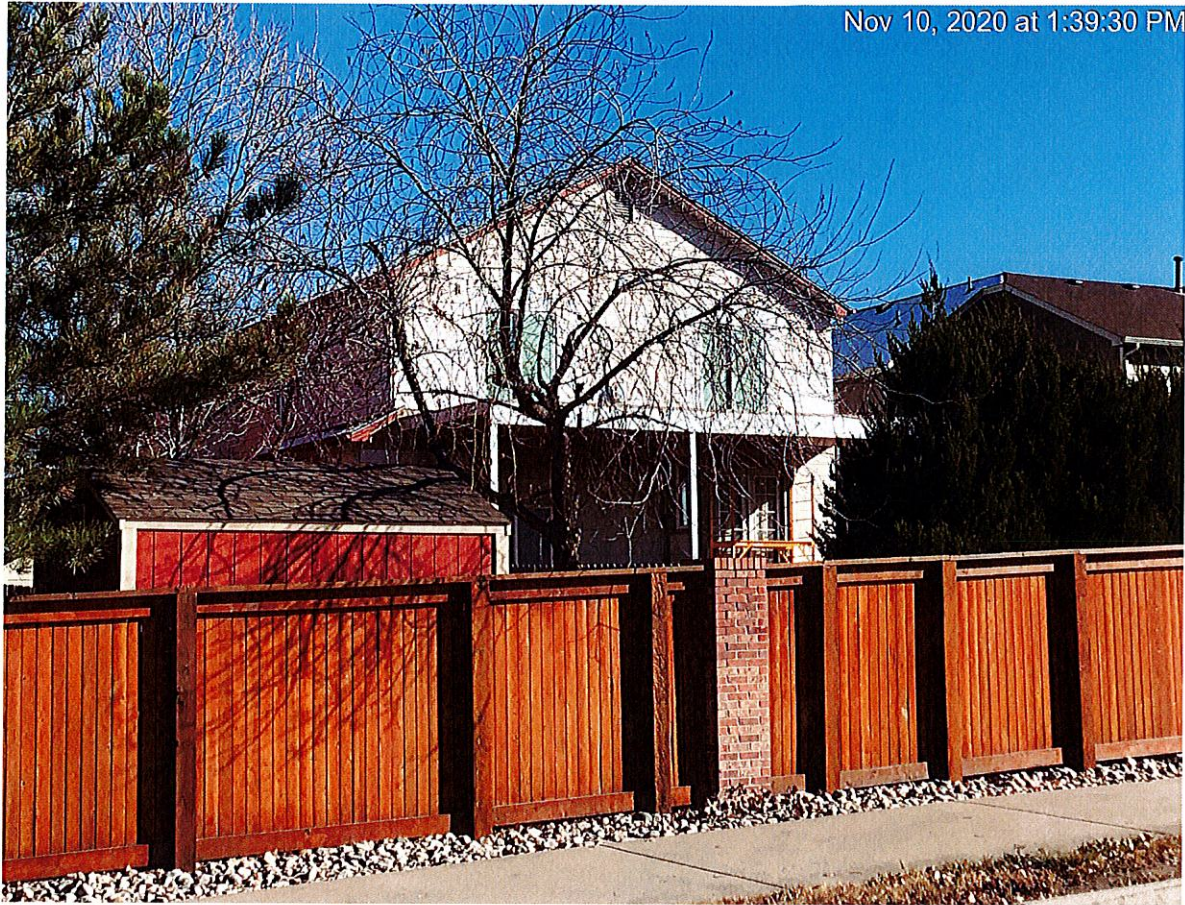


Aug 10, 2020 at 8:37 AM

Nov 10, 2020 at 1:39:58 PM



Nov 10, 2020 at 1:39:30 PM







Heidi Miller
COUNTY ATTORNEY



County Attorney's Office
4430 South Adams County Parkway
5th Floor, Suite C5000B
Brighton, CO 80601-8206
PHONE 720.523.6116
FAX 720.523.6114

June 16, 2021

Lila K. Stahm
12311 Ivanhoe Street
Brighton, CO 80602

RE: 12311 Ivanhoe Street
Case #: VIO2019-00662
Parcel #: 0157132301003
Case Number#: 2019C043487

Lila K. Stahm:

On May 14, 2021, an Adams County Code Compliance Officer performed a reinspection of your property at 12311 Ivanhoe Street (the "Property") and documented ongoing violations of **Sections 105 of International Building Code and 307.1 of the International Property Maintenance Code** of the County's Development Standards and Regulations.

A Notice of Non-Compliance with Settlement Agreement was filed with the Court on January 15, 2020. **As a result, the County Attorney's Office may be filing with the Court, a motion to enter judgment in the amount of \$500.00 within 30 days of this letter if the IMPC violations are not resolved.**

- a. Violation of Section 105 of International Building Code, as adopted by Adams County, which provides that any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.
- b. Violation of Section 307.1 of the International Property Maintenance Code states that every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Dorisio
DISTRICT 4

Lynn E. Baca
DISTRICT 5

If you feel that your Property has been brought into compliance, please contact the Code Officer, Gail Moon (720) 523-6833 and request a reinspection of your property.

When a property remains out of compliance with the County's regulations, the **County periodically files motions with the Court requesting additional penalties.** The Court may grant penalties of up to \$100.00 per violation for each day a property remains out of compliance.

If you have questions, you may contact me at 720-523-6984.

Si tiene alguna pregunta o inquietud con respecto a este documento y desea hablar en español con un miembro del personal de mi oficina, llame a este número y solicite asistencia en español.

Sincerely,

/s/ Jonathon Lubrano
Jonathon Lubrano, #52684
Assistant County Attorney
JLubrano@adcogov.org
P: (720) 523-6984

COUNTY COURT, ADAMS COUNTY, COLORADO Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601		DATE FILED: September 8, 2021 3:50 PM CASE NUMBER: 2019C43487
Plaintiff(s) BOARD OF COUNTY COMMISSIONERS OF ADCO v. Defendant(s) LILA K STAHM		
		△ COURT USE ONLY △
		Case Number: 2019C 43487 Division: 8 Courtroom:
Order:for Entry of Judgment		

The motion/proposed order attached hereto: GRANTED.

Issue Date: 9/8/2021



LEROY D KIRBY
 County Court Judge

COUNTY COURT, ADAMS COUNTY, COLORADO
1100 Judicial Center Drive
Brighton, CO 80601

Plaintiff:
BOARD OF COUNTY COMMISSIONERS OF ADAMS
COUNTY

v.

Defendant:
LILA K STAHM

▲ COURT USE ONLY ▲

Case Number: 2019C043487

Division: 8

ORDER FOR ENTRY OF JUDGMENT

THIS MATTER having come before the Court on the County's Motion for Entry of Judgment and the Court being sufficiently advised in the premises, hereby grants the County's Motion and enters judgment against Defendant in the amount of \$500.00.

Dated this _____ day of _____ 2021

BY THE COURT:

JUDGE



August 17, 2022

STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 80602

RE: Property At: **12311 IVANHOE ST**
Case #: **VIO2019-00662**
Tax Assessor Parcel #: **0157132301003**
Court Case #: **2019C043487**

Dear Property Owner(s):

A re-inspection of your property conducted on 08/11/2022 at the abovementioned premises (the "Property") documented ongoing violations of the following Sections of the County's Development Standards and Regulations and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12. as follows:

IPMC 304.10 Stairway, Decks, Porches, and Balconies - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

IPMC 307.1 Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards.

When a property remains out of compliance with the County's regulations, the County periodically files motions with the Court requesting additional penalties. The Court may grant penalties of up to \$100.00 per violation for each day a property remains out of compliance.

If you have questions, or believe that your Property has been brought into compliance, please contact me at 720-523-6832 or kgress@adcogov.org.

Si tiene alguna pregunta o inquietud con respecto a este documento y desea hablar en español con un miembro del personal de mi oficina, llame a este número y solicite asistencia en español.

Sincerely,

Kerry Gress
Code Compliance Officer II
Neighborhood Services Division

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



13311 Ivanhoe St
Bryndon, CO
80602

To Whom It May Concern

Re: Case VIO2019-00662

We are in the process of having metal railing fabricated.

Once they are complete, they will be installed.

Thank you



80601-822299



Adams County
4430 S. Adams Country Parkway
1st Floor
Suite W2000B
Bryndon, CO 80601

DENVER CO 802
7 SEP 2022 PM 4 L





October 26, 2022

STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 80602

RE: Property At: **12311 IVANHOE ST**
Case #: **VIO2019-00662**
Tax Assessor Parcel #: **0157132301003**
Court Case #: **2019C043487**

Dear Property Owner(s):

A re-inspection of your property conducted on 10/21/2022 at the abovementioned premises (the "Property") documented ongoing violations of the following Sections of the County's Development Standards and Regulations and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12, as follows:

IPMC 304.10 Stairway, Decks, Porches, and Balconies - Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

IPMC 307.1 Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards.

When a property remains out of compliance with the County's regulations, the County periodically files motions with the Court requesting additional penalties. The Court may grant penalties of up to \$100.00 per violation for each day a property remains out of compliance.

If you have questions, or believe that your Property has been brought into compliance, please contact me at 720-523-6832 or kgress@adcogov.org.

Si tiene alguna pregunta o inquietud con respecto a este documento y desea hablar en español con un miembro del personal de mi oficina, llame a este número y solicite asistencia en español.

Sincerely,

Kerry Gress
Code Compliance Officer II
Neighborhood Services Division

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Lynn Baca
DISTRICT 5





January 12, 2023

STAHM LILA K
12311 IVANHOE ST
BRIGHTON, CO 80602

RE: Property At: 12311 IVANHOE ST
Case #: VIO2019-00662
Tax Assessor Parcel #: 0157132301003
Court Case #: 2019C043487

Dear Property Owner(s):

A re-inspection of your property conducted on **01/05/2023** the abovementioned premises (the "Property") documented ongoing violations of the following Sections of the County's Development Standards and Regulations and Section 106 of the International Property Maintenance Code, as adopted by the Adams County Board of Commissioners through Adams County Ordinance No. 12.

IPMC 307.1 Handrails and Guardrails - Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards.

After multiple notices, this property remains out of compliance. If these violations are present during a follow-up inspection, this case will be referred to the County attorney's office for further action and to move the Court for additional penalties. The Court may grant penalties of up to \$100.00 per violation for each day a property remains out of compliance.

If you have questions, or believe that your Property has been brought into compliance, please contact me at 720-523-6832 or kgress@adcogov.org.

Si tiene alguna pregunta o inquietud con respecto a este documento y desea hablar en español con un miembro del personal de mi oficina, llame a este número y solicite asistencia en español.

Sincerely,

Kerry Gress
Code Compliance Officer II
Neighborhood Services Division

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Lynn Baca
DISTRICT 5











COUNTY COURT, ADAMS COUNTY, COLORADO Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601		DATE FILED: July 6, 2023 3:39 PM CASE NUMBER: 2019C43487
Plaintiff(s) BOARD OF COUNTY COMMISSIONERS OF ADCO v. Defendant(s) LILA K STAHM		△ COURT USE ONLY △ Case Number: 2019C 43487 Division: 8 Courtroom:
Order: Dismissing Without Prejudice		

The motion/proposed order attached hereto: GRANTED.

By the clerk - BMS

Issue Date: 7/6/2023



LEROY D KIRBY
 County Court Judge

COUNTY COURT, ADAMS COUNTY, COLORADO
1100 Judicial Center Drive
Brighton, CO 80601

Plaintiff:
BOARD OF COUNTY COMMISSIONERS OF ADAMS
COUNTY

v.

Defendant:
LILA K STAHM

▲ COURT USE ONLY ▲

Case Number: 2019C043487

Division: 8

ORDER DISMISSING WITHOUT PREJUDICE

THIS MATTER having come before the Court on the County's Motion to Dismiss without Prejudice and the Court being sufficiently advised in the premises, hereby grants the County's Motion, and dismisses the above- captioned case without prejudice.

Dated this _____ day of _____, 2023.

BY THE COURT:

JUDGE

Case History of 12311 Ivanhoe St.

Building Permit History: BDC06-00153, BDL06-00560, and BDP06-1363

- 7-05-2006 – **BDC06-00153** – Property was inspected and found to be in violation of: Section 106 of the 1997 Uniform Building Code and Section 1-05-09-01 of the 2002 Adams County Development Standards and Regulations for installing 2nd floor doors and deck over 30” high, without a permit. Property was posted with a Cease Work Notice.
- 7-10-2006 – **BDL06-00560** – Building permit was applied for on 7-10-2006, however the permit was never picked up and was closed.
- 8-11-2006 – **BDC06-00153** – Property was re-investigated and found to have not corrected the violations. This case went to a court process, but was dismissed when the owner applied for another permit (BDP06-1363).
- 8-21-2006 – **BDP06-1363** – Building permit was applied for and issued on 8-21-2006.
- 2-26-2007 – **BDP06-1363** – Mr. Gamber sent a letter to the Adams County Public Works Department requesting an extension on his previous permit BDL06-00560.
- 11-02-2007 – **BDP07-1495** – This building permit was issued for the renewal of BDP06-1363.
- 12-18-2019 – **BDP19-4163** – Building permit was application was received by the County.
- 11-05-2021 – **BDP19-4163** – 90 day extension granted by CBO Justin Blair.
- 4-23-2022 – **BDP19-4163** – Permit EXPIRED.

STATE OF COLORADO)
)
) ss.
COUNTY OF ADAMS)

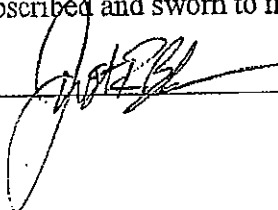
AFFIDAVIT

- 1.) I, **Justin Blair**, have been duly sworn, do hereby declare as follows:
- 2.) I am one of the duly authorized and acting Adams County Building Inspectors charged in my official capacity with the inspection for compliance and enforcement of, the Uniform Building Code, 1997 Edition, and the 2002 Adams County Development Standards and Regulations, as Amended, and C.R.S. 30-28-201 et seq., which provides penalties for violations thereof. The Adams County Board of Commissioners has duly adopted said regulations, which were in full force and effect at all times material herein.
- 3.) On **July 5, 2006**, I made inspection of the property described below, in unincorporated Adams County, and found it in violation of Section 106 of the 1997 edition of the Uniform Building Code, and Section 1-05-09-01 of the Adams County Development Standards and Regulations as follows:


Lila Stahm did unlawfully violate Section 106 of the 1997 Uniform Building Code and Section 1-05-09-01 the 2002 Adams County Development Standards and Regulations, as amended, by installing 2nd floor doors and deck, over 30" high, without a permit.
- 4.) On **July 6, 2006**, I sent a notice, a copy of which is attached as Exhibit A, to the property owner of the property located at **12311 Ivanhoe Street**, Assessor's Parcel Number **157132301003**, through regular First Class Mail, to the property owner's address as listed in the Assessor's records.
- 5.) On **August 11, 2006**, I reviewed the above reference property file, and checked the County records and determined that the cause (s) of the Building Code and Zoning Violations identified had not been corrected.
- 6.) The Adams County Board of County Commissioners, acting through the Department of Public Works, respectfully requests that the Court impose the necessary penalty upon **Lila Stahm** as it deems reasonable for the violation (s) that have been listed in this Affidavit.

Further, Affiant sayeth naught.

Subscribed and sworn to me before this 15th day of August, 2006 by,



Building Inspector



Notary Public

My Commission Expires
11/25/2007

Lee Asay
DIRECTOR



Public Works Department
Building Section
12200 Pecos Street
Westminster, CO 80234
PHONE 303.453.8700
FAX 303.453.8711
www.co.adams.co.us

July 6, 2006

Lila Stahm
12311 Ivanhoe Street
Brighton, CO 80602

Dear Property Owner:

A site inspection, conducted on July 5, 2006 at the property listed above, found the following violation(s):

- 1) Installed 2nd floor doors and deck, over 30" high, without a permit.

This is in violation of the Adams County Development Standards and Regulations, Section 1-05-09-01 and the 1997 Uniform Building Code Sections 106.

You have thirty (30) days to bring your property into compliance. Please contact the Adams County Building Department within five (5) days to rectify this situation. A follow-up inspection will be made on or after **August 11, 2006**. If the violation still exists, you may be served with a summons and complaint requiring you to appear in County Court. The statutory penalty for violation of the County Building Code and Zoning Regulations is a misdemeanor charge with a possible fine of up to \$100.00 or ten days (10) in County jail, or both, for each day of each violation.

It is the intent of this office to assist and cooperate with landowners and residents of Adams County without imposing undue hardships. We have no discretion in this matter however, if you fail to comply with the Building Code and Zoning Regulations.

Any questions regarding this notice should be directed to Larry Haynie, Chief Building Official, between 8:00 a.m. and 4:30 p.m., Monday through Friday, at 453-8708.

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin Blair', is written over a faint, illegible printed name.

Justin Blair
Building Inspector

BOARD OF COUNTY COMMISSIONERS

W. R. "Skip" Fischer
DISTRICT 1

Alice J. Nichol
DISTRICT 2

Larry W. Pace
DISTRICT 3

1-05-09-01 - BUILDING PERMITS

It shall be unlawful to use real property or the improvements on any real property; to undertake the development of real property; to erect, construct, reconstruct, alter, restore, or improve a building or structure; to excavate land; or to alter or change the use of any real property or improvements on real property without first obtaining a building permit in accordance with the provisions of these standards and regulations and the Uniform Building Code as adopted by the Board of County Commissioners.

SECTION 106 - PERMITS

106.1 Permits Required. Except as specified in Section 106.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

Lee Asay
DIRECTOR



BDC06-00153

Public Works Department
Building Section
12200 Pecos Street
Westminster, CO 80234
PHONE 303.453.8700
FAX 303.453.8711
www.co.adams.co.us

CEASE WORK NOTICE

Date: 7/5/06

ATTENTION HOMEOWNER/BUILDER

You are installing new doors from 2nd floor and new deck located at 12311 Ivanhoe St. without the benefit of a building permit from Adams County. This is in violation of Section 106 of the Uniform Building Code and Adams County Development Standards and Regulations, Section 1-05-09-01.

CEASE ALL WORK IMMEDIATELY

To obtain a permit you must bring this notice, along with two copies of a site plan, cross section detail, floor plan, and legal description of the property to the Adams County Building Inspection Section at 12200 N Pecos Street, Westminster, Colorado 303-453-8700.

We will expect to hear from you within **5** days from the date of this notice, to make application for a building permit. Failure to comply will result in this matter being turned over to the Adams County Attorney for legal action.

DO NOT RESUME WORK UNTIL A BUILDING PERMIT IS ISSUED

Signed, _____

Justin Blair

Adams County Building Inspector



BUILDING PERMIT APPLICATION **BD 06-00560**

COUNTY OF ADAMS
12200 NORTH PECOS STREET WESTMINSTER, COLORADO 80234

JOB ADDRESS
SECTION
T
S.R.
W. USE ZONE

#-015713230/003

PLEASE PRINT

1 JOB ADDRESS: **12311 IVANHOE ST** CITY: **BRIGATON** ZIP: **80602**

LEGAL DESCRIPTION: INCLUDE SUBDIVISION, FILING NO., BLOCK, LOT IF APPLICABLE

2 OWNER: LAST NAME **GAMBIER** FIRST NAME **TRAVIS** PHONE # **303-710-5280**

3 SETBACKS FROM PROPERTY LINES: N S E W

4 ARCHITECT OR DESIGNER OR ENGINEER: MAIL ADDRESS PHONE LICENSE NO.

5 CONTRACTOR: MAIL ADDRESS PHONE REGISTRATION NO.

6 **HOME OWNER**

7 PLUMBING CONTRACTOR: MAIL ADDRESS PHONE REGISTRATION NO.

8 USE OF BLDG. OR IMPROVEMENT (IF CHANGE IN USE ATTACH DETAILED DESCRIPTION) CHECK ONE
 RESIDENTIAL COMMERCIAL

9 CLASS OF WORK: NEW ADDITION ALTERATION REPAIR MOVE DEMOLISH CHANGE IN USE

10 DESCRIBE WORK: **PRCK (2 STORY) 2- DECK'S 1- FIRST FLOOR.**

11 SPECIAL CONDITIONS: (FOR OFFICE USE ONLY)
1- 2ND FLOOR. 348# EACH. (cut in)
two set of FRENCH-DOOR'S

VALUATION OF WORK: \$ (COST OF LABOR AND MATERIALS)
14,000

TYPE OF HEATING FUEL:

TYPE OF SEWAGE DISPOSAL: PUBLIC PRIVATE

TYPE OF WATER SUPPLY: PUBLIC PRIVATE

BELOW AREA FOR OFFICE USE ONLY

TYPE OF CONST. V-N	OCCUPANCY GROUP 07	SIZE OF BLDG. (TOTAL) SQ. FT. 696
FIRE ZONE 1	NO. OF STORIES 2	MAX OCC. LOAD
NO. OF DWELLING UNITS 1	NO. OF BEDROOMS	NO. OF BATHROOMS
FIRE SPRINKLERS REQ. YES NO	OFFSTREET PARKING SPACES COVERED UNCOVERED	

NOTICE: THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

WARNING: THE ISSUANCE OF THIS BUILDING PERMIT DOES NOT ABRIDGE, CANCEL OR AUTHORIZE VIOLATION OF PRIVATE RIGHTS, COVENANTS OR RESERVATIONS WHICH MAY BE ASSOCIATED WITH THE BUILDING SITE, NOR DOES THIS PERMIT CERTIFY COMPLIANCE WITH ANY APPLICABLE STATE OR FEDERAL LAWS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATION GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME OR GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SPECIAL APPROVALS	APPROVED	DENIED MEMO	DATE
ZONING REVIEW	DB		7/10/06
ENGINEERING			
HEALTH DEPT.			
FIRE DEPT.			
T.I.F.			

FEE: REINSPECTION

DOUBLE FEE <input checked="" type="checkbox"/>	237.00
BUILDING PERMIT	237.00
PLAN CHECK FEE	
CHECK # 0211	CASH
TOTAL	474.00

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT: _____ DATE: **7/10/06**

SIGNATURE OF OWNER: _____ DATE: _____

PERMIT VALIDATION APPROVED BY: **T. Frost** DATE: **8/21/06** PERMIT NUMBER: **BD 06-1363**

WHITE-BUILDING DEPT. PINK-APPLICANT GOLDENROD-ASSESSOR

Travis Gamber
12311 Ivanhoe Street
Brighton, CO 80602

Feb. 26th, 2007

Larry Haynie
Public Works Dept.
12200 Pecos Street
Westminster, CO 80234

Mr. Haynie

When I received a stop work order in August of 2006, I was not engaged in any construction at my property. Several years ago, I removed two windows and replaced them with doors, this was on the second story of my home. At that time, I had planned to construct a two story deck on the back of my home. Next, I had our engineer call out the piers necessary for support of the proposed deck. I installed the piers immediately after the second story door installations. My engineer, Bill Phillips, always provides me with an engineering letter at the time of construction. This is why I went ahead and installed the piers before any permit was pulled. I did NOT begin any construction of the proposed deck following pier installation.

After pier installation, I ran short of financial means to construct the proposed deck. Consequently, no more work was or has been completed during the past few years. Then I received the stop work order in August of 2006. I obtained all the required permits at that time, but I had yet to acquire the necessary financial means to complete the proposed deck. I now have secured the necessary funds and would like to complete the deck. However, the permit I obtained in August of 2006 has expired. I now ask for an extension of the prior building permit so I may begin construction.

I have been a licensed General Contractor for the past twelve years; I understand that it is my responsibility to obtain a building permit before any construction occurs. As with all our construction projects, we do not perform work without a permit. Unfortunately, I unexpectedly encountered financial problems, but I assure you that never was there any intent to construct the deck without a permit.

I have already paid the required doubled fee for my original deck permit. I assure you that punishing me further is not necessary. I would greatly appreciate an extension of the current deck permit and look forward your cooperation with this matter. Thank you.

Very truly yours,

3 

Travis Gamber

2-26-07

Commission Approved

by J.H.

2-26-07

90 Day extension

J. Haynie

06-1363

5/29/07

Cancel

Help

Record Detail * (This section is required.)

Case No.

BDC06-00153

CAP Type

Building/Building Department Complain

Status

Case Closed

Application Name

Opened Date

07/05/2006

Detailed Description

2nd floor doors and deck 7/11
permit ready, never picked up, send
to CA Pretrial 12/13/06 11/30 trial
cancelled, B06-1363 issued
check spelling

Completed Date

Total Fee Invoiced

0.00

Total Pay

0.00

Balance

0.00

Assigned to Department

--Select--

Current Department

▼

Assigned to Staff

--Select--

Current User

▼

Assigned Date

Address (This section is not required.)



ADAMS COUNTY
COLORADO

**Community & Economic Development
Development Services
Building Inspection Results for BDP07-1495**

Address: 12311 IVANHOE ST
Description: Deck Renewal 06-1363

Completed Inspection(s)

170 Rough Framing

Results: Failed

Date Inspected: 11/05/2007 By: Schmitt

Inspection Notes: Permit and plans not on site Need access to 2nd story to view cut-in for exterior doors



BUILDING PERMIT APPLICATION

COUNTY OF ADAMS
12200 NORTH PECOS STREET WESTMINSTER, COLORADO 80234

JOB ADDRESS
SECTION
T.
S. R.
W. USE ZONE

PLEASE PRINT

JOB ADDRESS 1 12311 IVANHOE ST		CITY BRIGHTON	ZIP 80602
LEGAL DESCRIPTION: INCLUDE SUBDIVISION, FILING NO., BLOCK, LOT IF APPLICABLE			
OWNER 3	LAST NAME GAMBER	FIRST NAME TRAVIS	PHONE # 3-710-5280
SETBACKS FROM PROPERTY LINES 4	N	S	E W
ARCHITECT OR DESIGNER OR ENGINEER 5	MAIL ADDRESS	PHONE	LICENSE NO.
CONTRACTOR 6	MAIL ADDRESS	PHONE	REGISTRATION NO.
PLUMBING CONTRACTOR 7	MAIL ADDRESS	PHONE	REGISTRATION NO.
USE OF BLDG. OR IMPROVEMENT (IF CHANGE IN USE ATTACH DETAILED DESCRIPTION) CHECK ONE			
8 <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL			
9 CLASS OF WORK: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> DEMOLISH <input type="checkbox"/> CHANGE IN USE			
10 DESCRIBE WORK: NEW 2 STORY DECK Per 04-1363			
11 SPECIAL CONDITIONS: (FOR OFFICE USE ONLY)			

12 VALUATION OF WORK: \$ (COST OF LABOR AND MATERIALS)
4000

TYPE OF HEATING FUEL:

TYPE OF SEWAGE DISPOSAL: PUBLIC PRIVATE

TYPE OF WATER SUPPLY: PUBLIC PRIVATE

BELOW AREA FOR OFFICE USE ONLY

TYPE OF CONST. V-N	OCCUPANCY GROUP U	SIZE OF BLDG. (TOTAL) SQ. FT. 1096
FIRE ZONE	NO. OF STORIES	MAX OCC. LOAD
NO. OF DWELLING UNITS	NO. OF BEDROOMS	NO. OF BATHROOMS
FIRE SPRINKLERS REQ. YES/NO	OFFSTREET PARKING SPACES COVERED/UNCOVERED	

NOTICE: THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

WARNING: THE ISSUANCE OF THIS BUILDING PERMIT DOES NOT ABRIDGE, CANCEL OR AUTHORIZE VIOLATION OF PRIVATE RIGHTS, COVENANTS OR RESERVATIONS WHICH MAY BE ASSOCIATED WITH THE BUILDING SITE, NOR DOES THIS PERMIT CERTIFY COMPLIANCE WITH ANY APPLICABLE STATE OR FEDERAL LAWS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATION GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME OR GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SPECIAL APPROVALS	APPROVED	DENIED MEMO	DATE
ZONING REVIEW			
ENGINEERING			
HEALTH DEPT.			
FIRE DEPT.			
T.I.F.			

FEES: REINSPECTION

DOUBLE FEE	
BUILDING PERMIT	1/2
PLAN CHECK FEE	
CHECK #	2333
CASH	
TOTAL	118.50

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT _____ DATE _____

SIGNATURE OF OWNER [Signature] DATE 11/21/97

PERMIT VALIDATION APPROVED BY: [Signature] DATE 11/21/97 PERMIT NUMBER BDP07-1495

WHITE-BUILDING DEPT. PINK-APPLICANT GOLDENROD-ASSESSOR

To schedule an inspection, notify the Building Department, telephone 303-654-6320, one day in advance of requested inspection.



**Community Safety & Well-Being Department
Neighborhood Services / Code Compliance
Case Comments Report**

Record Number: VIO2018-00695

Parcel Number: 0157132301003

Primary Address: 12311 IVANHOE ST

Work Description: Building a balcony (deck) at the back of the house.

Case Comment: 8/14/22 close this case.. BDP19-4163 was started, however as of 4/23/22, the permit had expired and was locked.

08/14/2022 Start new case

GRESSK

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Date: 01/31/2020

Case Number: BDP19-4163

Project Name:

Project Address: 12311 IVANHOE ST

Description of Work: 1) R&R decking & walls on second floor deck in back of house. 2) install railing on 1 floor deck in back of house.

REVIEW COMMENTS

Building Safety Review

Status: **Complete**

Date Reviewed: **01/31/2020**

Reviewer: **Featherman Donnie**

Email:

Phone:

Comment: BSD-1] Must meet 2018 International Residential Codes.
BSD-2] All construction is subject to field inspection and verification.
BSD-3] Any changes to the plan must be approved through the Building Safety Division.
BSD-4] Approved plans must be on site at time of inspection.
BSD-5] Emergency escape windows located under decks and porches must be able to be fully opened and provide a path not less than 36 inches in height to a yard or court.
BSD-6] Deck to be constructed per Section R507.
BSD-7] Per R507.9.1.1, deck ledger shall be minimum 2 × 8 pressure-preservative-treated No. 2 grade lumber, or other approved materials as established by standard engineering practice.
BSD-8] Deck ledgers shall not be supported on stone or masonry veneer.
BSD-9] Deck to be freestanding with no ledger connection when next to mobile or manufactured building.
BSD-10] Deck shall be designed to resist lateral loads.
BSD-11] All decks higher than 30" above grade must have a guardrail. Guard rails must be provided on the open side of a stair where it is more than 30" above the floor or grade. Stair rails must be at least 34" high measured from the nosing of the stair treads. No opening shall allow a 4" sphere to pass through with the exception that you are allowed a larger opening provided for the triangle formed between the stair riser, stair tread, and bottom edge of the bottom rail. This open space may not allow a 6" sphere to pass through it.
BSD-12] The maximum step rise is 7 3/4", and the minimum step run is 10". The rise and run distances may not vary by more than 3/8" for the length of the complete run. Handrails are required for stairs having 4 or more risers, serving a single family residence. The handrail must be between 34" and 38" above the nosing of the stair treads.
BSD-13] Minimum footing depth is 36". Requires field inspection prior to concrete install.
BSD-14] Post/beam connection must be made with an approved galvanized metal connector.
BSD-15] Galvanized column base w/ 1" spacer to concrete required.
BSD-16] Approved galvanized joist hangers required.

Building Safety Review

Status: **Resubmittal Required**

Date Reviewed: **01/24/2020**

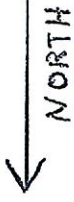
Reviewer: **Featherman Donnie**

Email:

Phone:

Comment: BSD-1] Need to update contractors registration information, currently expired, can email epermitcenter@adcogov.org your information
BSD-2] Need to have North Metro Fire approval

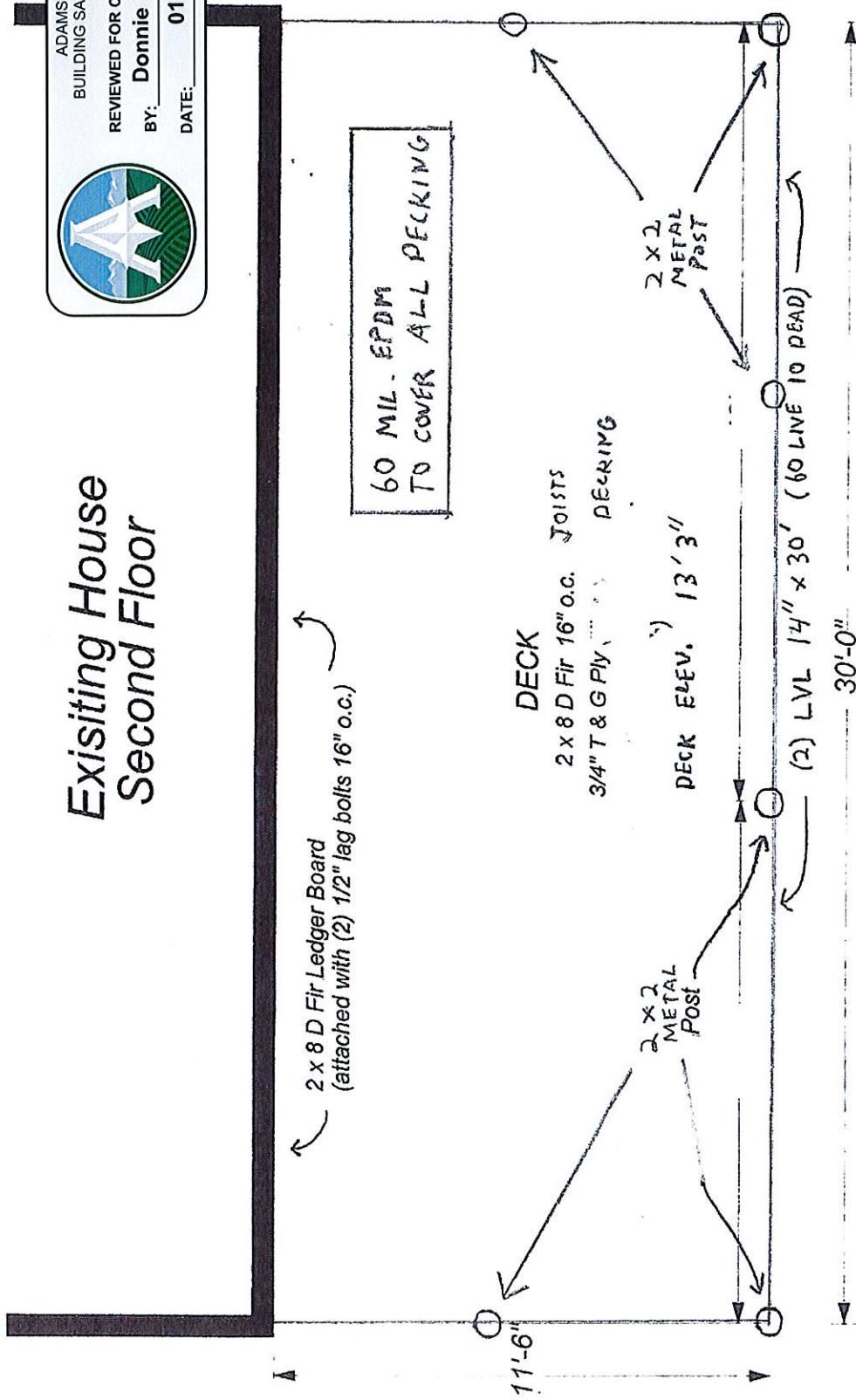
Permit is only to replace decking and install rails on fire and second floor
No additional work approved to the structure



Existing House Second Floor



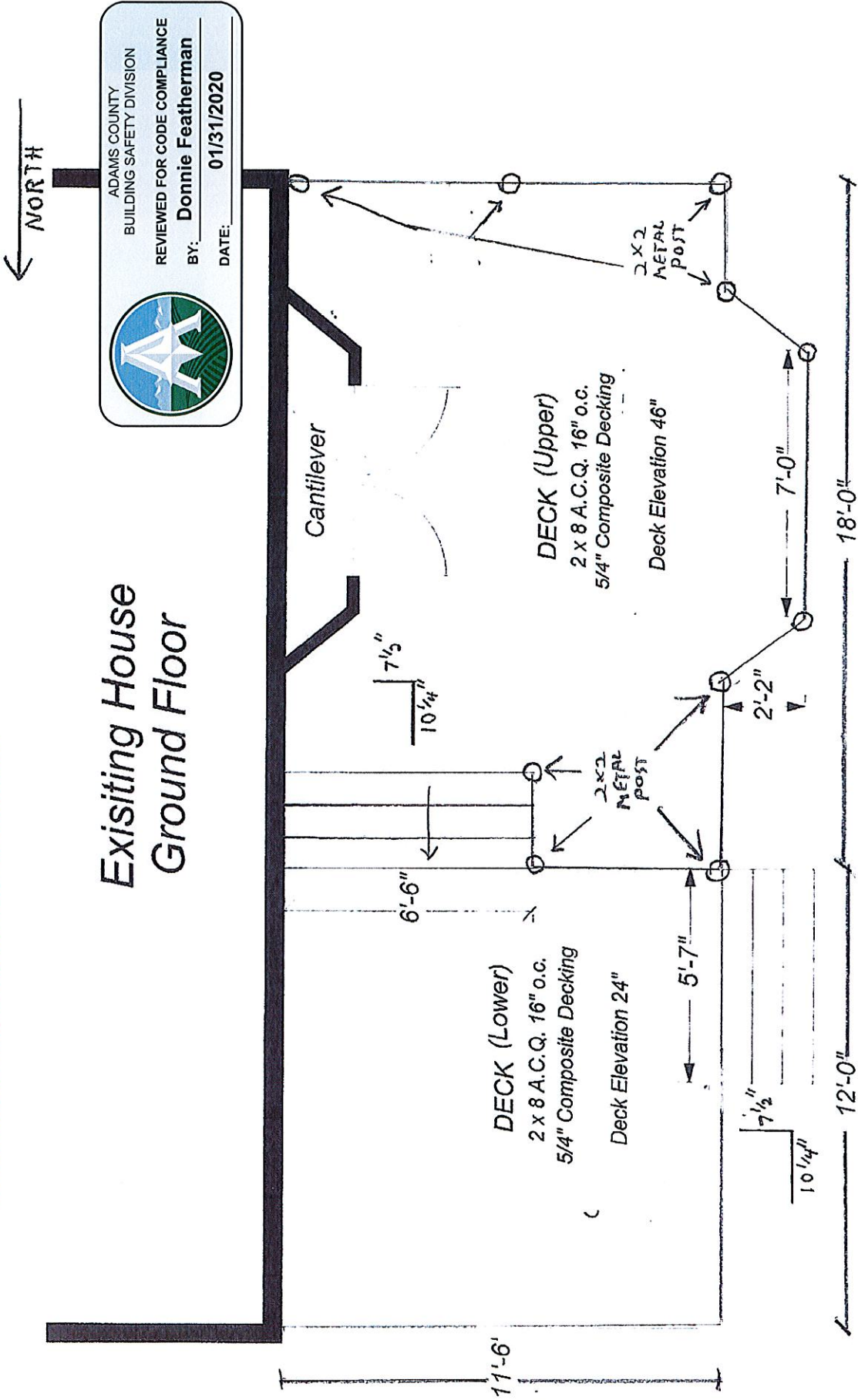
ADAMS COUNTY
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY: Donnie Featherman
DATE: 01/31/2020



KAT CUSTOM HOMES
12311 IVANHOE ST.
BRIGHTON 80602
(3) 710-5280

Permit is only to replace decking and install rails on fire and second floor
 No additional work approved to the structure

Existing House Ground Floor



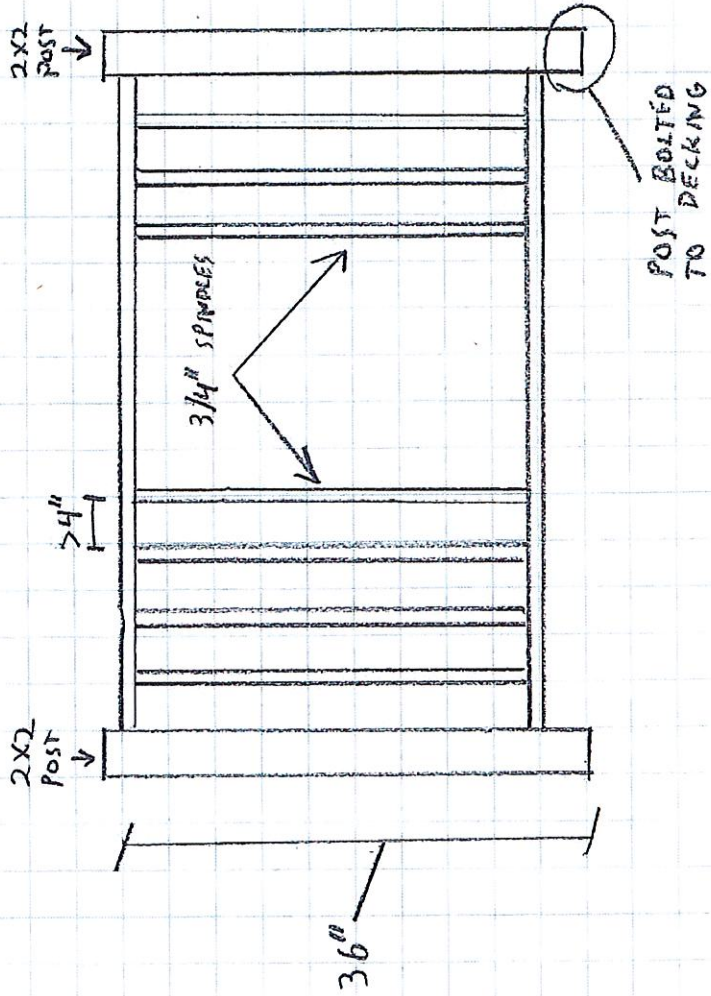
ADAMS COUNTY
 BUILDING SAFETY DIVISION
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 DATE: 01/31/2020

KAT CUSTOM HOMES
 (3) 710-5280
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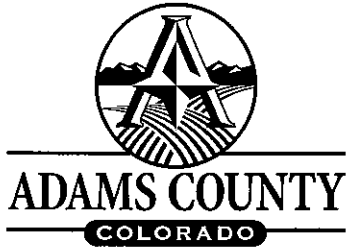
RAILING DETAIL

PROPERTY AT:
12311 IVANHOE ST.
BRIGHTON CO 80602

ADAMS COUNTY
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY: Donnie Featherman
DATE: 01/31/2020



KAT CUSTOM HOMES
(3) 710-5280



**Community & Economic Development
Development Services
Building Inspection Results for BDP19-4163**

Address: 12311 IVANHOE ST

Description: 1) R&R decking & walls on second floor deck in back of house. 2) install railing on 1 floor deck in back of house.

Completed Inspection(s)

170 Rough Framing

Results: Passed

Date Inspected: 08/04/2020 By: Stamper

Inspection Notes: Framing complete, no issues.



BDP19-4163

RES - Deck
1) R&R decking & wa...

STATUS

> Expired Locked
04/23/2022

LOCATION

> 12311 IVANHOE ...
CO

CONTACT

> travis gamber

WORKFLOW

> 12 total Task
● 12 completed ○
0 active

BDP19-4163 - RES - Deck

Cancel Help

Comment

Granted a 90 day extension to 3/24/2022 due to material supply backorder.

VIG2014
-02131

BDP16-2124

VIG2018
-06055

BDP19-4163