

STATE OF COLORADO)
COUNTY OF ADAMS)

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Government Center in Brighton, Colorado on the 18th day of November, 2014 there were present:

Charles "Chaz" Tedesco _____ Chair
Eva J. Henry _____ Commissioner
Erik Hansen _____ Commissioner
Heidi Miller _____ County Attorney
Mark Moskowitz, Deputy _____ Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

Resolution 2014-346

ORDINANCE NO. 12

AN ORDINANCE REPEALING THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODES AND ADOPTING THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODES AND THE 2006 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS THERETO

WHEREAS, on January 3, 2007, the Board of County Commissioners adopted the 2006 Edition of the International Building Codes and applied it countywide; and,

WHEREAS, the Adams County Building Safety Division is recommending that the 2006 Edition of the International Building Codes be repealed, and that the Board adopt a county building code modeled upon the building safety standards contained in the 2012 editions of the International Building Codes, which include the 2012 International Building Code, 2012 International Residential Code, 2012 International Plumbing Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Swimming Pool and Spa Code, 2012 International Property Maintenance Code, and 2012 International Existing Building Code, with certain amendments thereto; and,

WHEREAS, the Adams County Building Safety Division is also recommending adoption of the 2006 edition of the International Energy Conservation Code; and,

WHEREAS, pursuant to § 30-28-201 *et seq.*, C.R.S., the Adams County Board of County Commissioners is authorized to adopt ordinances and a building code consistent with the Uniform Building Code, 1988 edition, as promulgated by the international conference of building officials; and,

WHEREAS, the 2012 Edition of the International Building Codes and the 2006 International Energy Conservation Code are consistent with the Uniform Building Codes, 1988 edition, as promulgated by the International Code Council.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners, County of Adams, State of Colorado, that the 2006 Edition of the International Building Codes be repealed and Ordinance No. 12, the 2012 Edition of the International Building Codes and the 2006 International Energy Conservation Code, with certain amendments thereto, the full text of which is available at the Adams County Building Safety Division, and which is fully incorporated herein by this reference, be enacted and adopted.

BE IT FURTHER ORDAINED by the Board of County Commissioners, County of Adams, State of Colorado, that:

Section 1. ADOPTION

The Board of County Commissioners of Adams County hereby adopts, by reference, the International Building Codes, 2012 editions, and the International Energy Conservation Code, 2006 edition, with amendments and definitions as described in Section 4, including the following appendices: Appendix C, Agriculture Buildings, and Appendix I, Patio Covers, from the 2012 International Building Code; Appendix A, Fuel Gas Sizing, Appendix E, Manufactured Housing Used as Dwellings, Appendix G, Pools, Spas, Hot Tubs, Appendix H, Patio Covers, Appendix L, Permit Fees, and Appendix M, Home Daycare R-3 Occupancies, from the 2012 International Residential Code; and the definition of attached.

Section 2. CODE DESCRIBED

The International Building Codes, 2012 editions, and International Energy Conservation Code, 2006 edition, are published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, DC 20001.

Section 3. APPLICABILITY

Pursuant to § 30-28-201, *et seq.*, C.R.S., this Ordinance shall apply to all of the unincorporated areas of Adams County and shall not be embraced within the limits of any incorporated city or town. The provisions of this Ordinance shall not overrule or otherwise restrict the authority of the Board of County Commissioners or any other applicable official of Adams County in authorizing land uses or otherwise acting under the authority of any other adopted codes or regulations of Adams County, or enforcing the provisions thereof.

Section 4. AMENDMENTS

(1) The following definitions shall be adopted and apply to all Adams County building codes:

Abandon or abandoned means the desertion of a building, structure or utility and when all utilities are disconnected and/or the building, structure or utility is left to the mercy of vandalism, dilapidation and deterioration and creates a fire hazard, an unsafe condition or a nuisance.

Attached means, if connected to the principal building or structure, not less than fifty percent of the applicable wall shall be common.

Building Department means one and the same in all respects as the Building Safety Division as used in this chapter and elsewhere in County communications and documents, and the two phrases shall be used interchangeably.

Building Permit means the official County document authorizing construction activity under the primary and secondary codes.

Dangerous Building Code when used herein, refers to the latest edition of the Uniform Code for the Abatement of Dangerous Buildings, as published by the International Code Council.

Deterioration, as applied to buildings, structures, equipment and materials, includes corrosion, decay, wear and tear through abuse, obsolescence, effects of the elements, fire damage, lack of maintenance or by any other cause and also includes fatigue due to overstressing, disintegration of the component parts of a building, structure and equipment and the separation of materials and structural parts.

Health Department means the Tri-County Health Department designated as the County's health department.

Homeowner shall mean the individual shown as having record title of any building or structure as shown in the official records of the Adams County Clerk and Recorder.

IBC means the latest edition of the International Building Code, as published by the International Code Council.

IEBC means the latest edition of the International Existing Building Code, as published by the International Code Council.

EICC means the latest edition of the International Energy Conservation Code, as published by the International Code Council.

IFC means the latest edition of the International Fire Code, as published by the International Code Council.

IFGC means the latest edition of the International Fuel Gas Code, as published by the International Code Council.

IMC means the latest edition of the International Mechanical Code, as published by the International Code Council.

IPC means the latest edition of the International Plumbing Code, as published by the International Code Council.

IRC means the latest edition of the International Residential Code, as published by the International Code Council.

ISPSC means the latest edition of the International Swimming Pool and Spa Code, as published by the International Code Council.

NEC means the latest edition of the National Electric Code, as published by the National Fire Protection Association.

IPMC means the latest edition of the International Property Maintenance Code, as published by the International Code Council.

Principle Residence shall mean, for an individual, the residence as determined by the address given by the individual and shall be the location where the individual(s) habitation is fixed and to which that individual, whenever absent, has the present intention of returning after departure or absence regardless of the duration of such absence. In determining Principle Residence, the following circumstances shall be considered: voter registration address, motor vehicle registration address (as applicable), and or the address given for state income tax purposes

(2) Amendments to the 2012 International Building Code

101.1 Title. These regulations shall be known as the *Building Code of Adams County* ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

101.4.4 Property maintenance. The provisions of the *Existing Building Code and the Uniform Code for the Abatement of Dangerous Buildings Code and International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Uniform Code for the Abatement of Dangerous Buildings Code* and International Property Maintenance Code, *International Existing Building Code* or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

105.2 Work exempt from Building Permit

Buildings/structures:

2. Fences not over 42” ~~7 feet (2134 mm)~~ high.

14. Replacement of asphalt shingle when, over the aggregate roof area, there is less than one.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.

2. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

Section 202 Definitions is hereby amended by the addition of the words underlined to read as follows:

SLEEPING ROOM. An enclosed space meeting the minimum area requirements of the building code and containing a closet, or similar area which is readily convertible to a closet (such as a space that is sectioned off from a room in such a manner that it needs only doors and shelves to become a closet). Exception: A closet fitted with permanently affixed floor to ceiling shelving and contains no closet rod and no provision for a rod may be accepted as a storage closet serving a non-sleeping room.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exception: Group R-3 one- and two-family dwelling constructed under the International Residential Code.

908.7.2 Where required in existing dwellings. Where interior work requiring a permit occurs in existing Group I or R occupancies that have attached garages or contain fuel-fired appliances, carbon monoxide alarms shall be provided in accordance with Section 908.7. A listed smoke/carbon monoxide detector may be used if the signals clearly differentiate between the two hazards. Carbon monoxide detectors may be hard wired, plugged into an unswitched outlet or battery powered and attached to the wall or ceiling. Carbon monoxide detectors are not required to be interconnected.

Exceptions:

6. See the International Existing Building Code Section 3404.1 for the replacement of existing stairways.

1103.2.2 Existing buildings. Existing buildings shall comply with the International Existing Building Code Section 3411.

1510.1 General. Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Exception: Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 for roofs that provide positive roof drainage and have been evaluated by a registered design professional for the increase in loading due to potential ponding of water.

1510.1.1 Extent of replacement. When more than one square of asphalt shingles are required to be replaced over the aggregate area of the roof and a permit is required, every slope containing damaged shingles shall be replaced in its entirety. The interface of different types of shingles shall only occur at a ridge, hip or open valley.

1510.3 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck, ~~where any of the following conditions occur:~~

1. ~~Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional~~

roofing.

2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.

3. Where the existing roof has two or more applications of any type of roof covering.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.

2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1510.4.

3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507.

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than 30 pounds per square foot (2.787 m²) or that determined by Section 1607.

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in a report entitled "The Flood Insurance Study for Adams County and Incorporated Areas (Vol. 1, 2, 3) [INSERT NAME OF JURISDICTION]" dated March 7, 2005 [INSERT DATE OF ISSUANCE], 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

1809.5 Frost Protection. Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending 6 inches (152 mm) below the frost line of the locality specified in Table 1601.2;

(3) **Amendments to the 2012 International Residential Code**

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Adams County [NAME OF JURISDICTION], and shall be cited as such and will be referred to herein as "this code."

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this Code, the *International Existing Building Code and International Property Maintenance Code* or the *International Fire Code*, or as is deemed necessary by the *building official* for the general safety and welfare of the occupants and the public.

R105.2 Work Exempt from Building Permit

Buildings/structures:

2. Fences not over 42" 7 feet (2134 mm) high.

11. Replacement of asphalt shingle when, over the aggregate roof area, there is less than one.

Section R202

SLEEPING ROOM. An enclosed space meeting the minimum area requirements of the building code and containing a closet, or similar area which is readily convertible to a closet (such as a space that is sectioned off from a room in such a manner that it needs only doors and shelves to become a closet). Exception: A closet fitted with permanently affixed floor to ceiling shelving and contains no closet rod and no provision for a rod may be accepted as a storage closet serving a non-sleeping room.

R302.2 Townhouses. Each *townhouse* shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception:

1. A common ~~2-hour~~ 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 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 outlet boxes shall be in accordance with Section R302.4.

2. Where the townhouse is protected throughout with an automatic sprinkler system installed in accordance with Section R313.1 the common wall may be a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 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.

R305.1 Minimum height. Habitable space shall have a ceiling height of not less than 7 feet 6 inches (2286 mm) measured to the lowest projection from the ceiling except as otherwise permitted in this section. Hallways, bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling. The required height shall be measured from the finish floor to the lowest projection from the ceiling. Any basement with a finished floor of wood, concrete or other permanent material shall have a rough ceiling height of 7 feet 6 inches (2286 mm).

Exceptions:

1. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet (2134 mm) and no portion of the required floor area may have a ceiling height of less than 5 feet (1524 mm).

2. Beams, girders and ductwork spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (152 mm) below the required ceiling height.

R310.1 Exception *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200 square feet (18.58 m²) and having ceiling heights less than that required by Section 305.1.

R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 9/16 inch (14mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 3/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall

not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7mm).

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

R313.1 Townhouse automatic fire sprinkler systems. An automatic fire sprinkler system may shall be installed in townhouses.

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system may shall be installed in one- and two-family *dwellings*.

R314.4 Power source. In new construction, the required smoke ~~Smoke~~ alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by Section R314.3.1.

R315.3 Where required in existing dwellings. Where interior work requiring a *permit* occurs in existing *dwellings* that have attached garages or in existing dwellings within which fuel-fired *appliances* exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

R315.4 Alarm requirements. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions. A listed smoke/carbon monoxide detector may be used if the signals clearly differentiate between the two hazards. Carbon monoxide detectors may be hard wired, plugged into an unswitched outlet or battery powered and attached to the wall or ceiling. Carbon monoxide detectors are not required to be interconnected.

SECTION R325 MANUFACTURED HOMES

R325.1 General. All manufactured homes shall be installed and inspected in accordance with the State of Colorado Manufactured Home Installation Program and the provisions of this section. All manufactured home inspections shall be conducted by the Building Inspection Division.

R325.2 Existing Manufactured Homes

1. Whenever a manufactured home is in existence in the County on the effective date of the ordinance from which this section derives or was annexed to the County after the effective date and such manufactured home complies with all applicable codes and ordinances then in effect, the manufactured home shall be considered to be legally nonconforming and shall not be subject to the provisions of this section.

2. In the event that any such legally nonconforming manufactured home is removed from its location, the manufactured home shall not be replaced or relocated, except in conformance with all applicable provisions of the building code. In addition, if the use of such manufactured home is discontinued for a period of six consecutive months or more, the manufactured home shall not be reoccupied until it is in conformance with all applicable regulations in the building code.

R325.3 Additions, alterations and repairs. Additions, alterations and repairs to manufactured homes shall be designed and constructed in accordance with the currently adopted residential code. Additions and alterations shall be structurally independent from

the manufactured home.

Exception: A structural separation need not be provided when the plans and specifications have been prepared and sealed by a design professional.

R325.4 Definition MANUFACTURED HOME PARK The terms manufactured home park (MHP) or manufactured home rental community (park) are interchangeable terms for the purposes of this section meaning a unified residential development of manufactured homes arranged on a lot under a single ownership.

R325.5 Skirting and permanent perimeter enclosures. Skirting and permanent perimeter enclosures shall be installed on all manufactured home within 60 days of approval of the utilities inspection. Skirting shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction.

Skirting shall be installed in accordance with the skirting manufacturer's installation instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.

All skirting shall have one or more openings not less than 18 inches (457 mm) in any dimension and not less than 3 square feet (.2787 m²) in area so constructed and located to allow convenient access to all points of utilities connections. The location and design of such openings shall be approved by the Building Inspection Division.

R324.6 Smoke detectors. Manufactured homes built prior to March 2003 shall be equipped with battery powered smoke detectors with a battery rated for a 10-year life, provided the smoke detector is listed for use with a 10-year battery. The smoke detectors shall be placed as required by the currently adopted residential code.

Manufactured homes built in March 2003 and later shall have each smoke detector powered from either the electrical system of the home as the primary power source and a battery as a secondary power source; or a battery rated for a 10-year life, provided the smoke detector is listed for use with a 10-year battery. The smoke detectors shall be placed as required by the currently adopted residential code.

Regardless of the power source, smoke detectors are required to be interconnected such that the activation of any one smoke detector will cause the alarm to be triggered in all required smoke detectors in the home.

R325.7 Carbon monoxide detectors. Carbon monoxide detectors shall be installed in accordance with the provisions of section R315 of this code.

R325.8 Accessory buildings and structures. The following general requirements apply to all mobile home accessory buildings and structures:

1. Location on space. Accessory buildings and structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment and utility connections.

2. Construction. Every accessory building or structure shall be designed and constructed in accordance with the applicable provisions of all County building and construction codes, laws and ordinances.

All awnings and carports within manufactured home parks shall conform with the following specific requirements:

1. Generally. An awning or carport may be erected, constructed or maintained on a manufactured home space only as an accessory to a manufactured home located on the same space. An awning shall not be enclosed with rigid materials or walls or converted for use as a habitable room or cabana, unless the completed construction complies with all the requirements for a cabana.

2. Location. Awnings or carports may be attached to the manufactured home when in compliance with section R325.3

3. Exits from awning enclosure. An awning with enclosures of non-rigid materials shall have at least one door in the enclosure opening directly to the outside of the enclosure. The opening shall be not less than 28 inches in width nor less than six feet, two inches in height. Two such door openings shall be provided from the enclosure when the enclosure encloses two doors of the manufactured home.

Cabanas within manufactured home parks shall conform with the following specific requirements:

1. Design and construction. A cabana shall be designed and constructed as a structurally independent structure. A cabana may be attached to a manufactured home with appropriate flashing or sealing materials to provide a weather seal.

2. Dimensions.

a. The height of a cabana shall not exceed the height of the manufactured home.

b. A cabana shall have a minimum ceiling height of seven feet from the finished floor. If the ceiling or roof is sloped, one-half of the sloped ceiling area shall meet the minimum ceiling height. No portion of any room having a ceiling height of less than five feet shall be considered as contributing to the minimum area required in this subsection.

c. Habitable rooms shall be not less than seven feet in any horizontal dimension.

R403.1 General, Exception Premanufactured one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (18.58 m²) may be supported on skids incorporated into the floor system. These structures shall be anchored to the ground with approved materials to resist all applicable loads.

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended 6 inches (152 mm) below the frost line specified in Table R301.2.(1);

R905.2.4 Asphalt shingles. Asphalt shingles shall comply with ASTM D 225 or D 3462. Asphalt shingles shall be approved and carry a manufacturer's national wind warranty for the wind speed indicated in table R301.2 (1).

R907.1 General, Exception. Reroofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 905 for roofs that provide positive roof drainage and have been evaluated by a registered design professional for the increase in loading due to potential ponding of water.

R907.1.1 Extent of replacement. When more than one square of asphalt shingles are required to be replaced over the aggregate area of the roof and a permit is required, every slope containing damaged shingles shall be replaced in its entirety. The interface of different types of shingles shall only occur at a ridge, hip or open valley.

R907.3 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings ~~where any of the following conditions exist:~~

1. ~~Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.~~

2. Where the existing roof covering is wood shake, slate, clay, cement or asbestos-cement tile.

3. Where the existing roof has two or more applications of any type of roof covering.

R908.1 Photovoltaic systems. Roof-mounted photovoltaic systems shall be designed and installed in accordance with this section, the *International Fire Code* and NFPA 70.

Exception: Detached, nonhabitable accessory structures including, but not limited to, parking shade structures, carports, solar trellises and similar structures shall not be subject to the requirements of this section.

R908.1.1 Access and pathways. Roof access, pathways, and spacing requirements shall be provided in accordance with Sections R908.1.1.1 through R908.1.1.2.

Exceptions:

1. Residential structures shall be designed so that each photovoltaic array is no greater than 150 feet (45 720 mm) by 150 feet (45 720 mm) in either axis.

2. Panels/modules shall be permitted to be located up to the roof ridge where an alternative ventilation method approved by the fire chief has been provided or where the fire chief has determined vertical ventilation techniques will not be employed.

R908.1.1.1 Roof access points. Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows or doors, and located at strong points of building construction in locations where the access point does not conflict with overhead obstructions such as tree limbs, wires, or signs.

R908.1.1.2 Residential systems for one- and two-family dwellings. Access to residential systems for one- and two-family dwellings shall be provided in accordance with Sections E3408.1.3.2.1 through E3408.1.3.2.4.

R908.1.1.2.1 Residential buildings with hip roof layouts. Panels/modules installed on residential buildings with hip roof layouts shall be located in a manner that provides a 3-foot-wide (914 mm) clear access pathway from the eave to the ridge on each roof slope where panels/modules are located. The access pathway shall be located at a structurally strong location on the building capable of supporting the live load of fire fighters accessing the roof.

Exception: These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

R908.1.1.2.2 Residential buildings with a single ridge. Panels/modules installed on residential buildings with a single ridge shall be located in a manner that provides two, 3-foot-wide (914 mm) access pathways from the eave to the ridge on each roof slope where panels/modules are located.

Exception: This requirement shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

R908.1.1.2.3 Residential buildings with roof hips and valleys. Panels/modules installed on residential buildings with roof hips and valleys shall be located no closer than 18 inches (457 mm) to a hip or a valley where panels/modules are to be placed on both sides of a hip or valley. Where panels are to be located on only one side of a hip or valley that is of equal length, the panels shall be permitted to be placed directly adjacent to the hip or valley.

Exception: These requirements shall not apply to roofs with slopes of two units vertical in 12 units horizontal (2:12) or less.

R908.1.1.2.4 Residential building smoke ventilation. Panels/modules installed on

residential buildings shall be located no higher than 3 feet (914 mm) below the ridge in order to allow for fire department smoke ventilation operations.

M1602.1 Return air. Return air shall be provided from every level and shall be taken from inside the dwelling. Dilution of return air with outdoor air shall be permitted.

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 12 inches (305 mm) below grade, except as provided for in Section G2415.10.1. Underground plastic piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

G2417.4.1 (406.4.1) Test pressure. The minimum test pressure for a low-pressure gas system shall be 20 pounds per square inch for 15 minutes. Low-pressure gas shall be defined as 14 inches of water column or less. The minimum test pressure for any other gas system shall be 60 pounds per square inch for 30 minutes.

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2 (1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 48 inches (1219 mm) below finish grade ~~12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.~~

P2603.5.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be a not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be not less than 12 [NUMBER] inches (305 mm) below grade.

P2708.2 Water supply riser. Water supply risers from the shower valve to the shower head outlet, whether exposed or concealed, shall be attached to the structure using support devices designed for use with the specific piping material or fittings anchored with screws. The rough-in height shall be not less than 75 inches (1,905 mm) above the shower or tub drain.

**TABLE P3201.7
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES**

Flow rate:
5.7 gpm and less 2 1½

E3902.5.1 Sump pit receptacle. A GFCI protected receptacle shall be installed within 6 ft. (1828.8 mm) of the bottom of the sump pit

(4) Amendments to the 2012 International Plumbing Code

101.1 Title. These regulations shall be known as the *Plumbing Code of Adams County* ~~[NAME OF JURISDICTION]~~, hereinafter referred to as “this code.”

305.4 Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 48 inches (1219 mm) below finish grade. ~~6 inches (152 mm) below the frost line and not less than 12 inches (305 mm) below grade.~~

305.4.1 Sewer depth. ~~Building sewers that connect to private sewage disposal systems shall be installed not less than [NUMBER] inches (mm) below finished grade at the point of septic tank connection.~~ Building sewers shall be installed not less than 12 [NUMBER] inches (305 mm) below grade.

312.1 Required tests. The permit holder shall make the applicable tests prescribed in

Sections 312.2 through 312.10 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the plumbing work is ready for tests. The equipment, material, power and labor necessary for the inspection and test shall be furnished by the permit holder and the permit holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests. All plumbing system piping shall be tested with either water or, ~~for piping systems other than plastic,~~ by air. After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system.

417.2 Water supply riser. Water supply risers from the shower valve to the shower head outlet, whether exposed or concealed, shall be attached to the structure. The attachment to the structure shall be made by the use of support devices designed for use with the specific piping material or by fittings anchored with screws. The rough-in height shall be not less than 75 inches (1,905 mm) above the shower or tub drain.

417.3 Shower waste outlet. Waste outlets serving showers shall be not less than 2 inches (50 mm) 1 1/2 inches (38 mm) in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than 1/4 inch (6.4 mm) in least dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located and the floor pitched so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

**TABLE 709.1
DRAINAGE FIXTURE UNITS FOR FIXTURES AND GROUPS**

Flow Rate:

5.7 gpm or less 2 2 1 1/2

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches (152 mm) [NUMBER] above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall terminate not less than 7 feet (2134 mm) above the roof.

918.7 Vent required. Within each plumbing system, not less than one stack vent or vent stack shall extend outdoors to the open air. All tenant spaces within a multiuse retail center shall have not less than one stack vent or vent stack that extends outdoors to the open air.

1002.1.1 Hair traps. All fixtures whose intended purpose is for the washing of hair shall be equipped with an approved hair trap.

(5) Amendments to the 2012 International Mechanical Code

101.1 Title. These regulations shall be known as the *Mechanical Code* of Adams County [NAME OF JURISDICTION], hereinafter referred to as “this code.”

(6) Amendments to the 2012 International Fuel Gas Code

101.1 Title. These regulations shall be known as the *Fuel Gas Code* of Adams County [NAME OF JURISDICTION], hereinafter referred to as “this code.”

102.2.1 Existing buildings. Additions, alterations, renovations or repairs related to building or structural issues shall be regulated by the *International Existing Building Code and International Building Code*.

404.12 Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 12 inches (305 mm) below grade, ~~except as provided for in Section 404.12.1.~~ Underground plastic piping systems shall be installed a minimum depth of 18 inches (457 mm) below grade.

406.4.1 Test pressure. The minimum test pressure for a low-pressure gas system shall be 20 pounds per square inch for 15 minutes. Low-pressure gas shall be defined as 14 inches of water column or less. The minimum test pressure for any other gas system shall be 60 pounds per square inch for 30 minutes.

(7) **Amendments to the 2012 International Swimming Pool and Spa Code**

101.1 Title. These regulations shall be known as the *International Swimming Pool and Spa Code* of Adams County [NAME OF JURISDICTION], hereinafter referred to as “this code.”

202 Residential Swimming Pool (Residential Pool). A pool intended for use which is accessory to a ~~residential setting~~ *One and Two Family Dwelling* and available only to the household and its guests. Pools accessory to townhomes shall be designed and constructed as Public Swimming Pools Class C. All other pools shall be considered *public pools* for purposes of this code.

305.1 General, Exceptions

1. Residential spas Spas and hot tubs with a lockable cover that complies with ASTM F1346

~~2. Swimming pools with a powered safety cover that complies with ASTM F 1346~~

320.1 Backwash water or draining water. Backwash water or draining water shall be discharged to the sanitary ~~or storm~~ sewer, or into an *approved* disposal system on the premise, or shall be disposed of by other means approved by the state or local authority. Direct connections shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

321.2 Artificial lighting required. ~~When a pool is open during periods of low natural illumination, artificial~~ Artificial lighting shall be provided so that all areas of the pool, including the bottom *main drains*, will be visible.

321.3 Emergency illumination. *Public pools* and pool areas ~~that operate during periods of low illumination~~ shall be provided with sufficient emergency illumination to permit evacuation of the pool and securing of the area in the event of power failure. The emergency lighting intensity shall be not less than 1 foot-candle at the water surface and the walking surface of the deck.

(8) **Amendments to 2012 International Property Maintenance Code**

101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of Adams County [NAME OF JURISDICTION], hereinafter referred to as “this code.”

(9) **Amendments to 2012 International Existing Building Code**

101.1 Title. These regulations shall be known as the *Existing Building Code* of Adams County [NAME OF JURISDICTION], hereinafter referred to as “this code.”

[B] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below or meets the definition of dangerous as stated in the Uniform Code for the Abatement of Dangerous Buildings shall be deemed *dangerous*:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.

2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

301.1.5 Carbon monoxide alarms. Regardless of compliance method all dwelling units

that undergo a repair, alteration, change of occupancy, addition or relocation shall be required to install carbon monoxide alarms in accordance with the provisions of either the International Building Code or the International Residential Code.

804.4.1.1 Group E. A fire alarm system shall be installed in *work areas* of Group E occupancies as required by the *International Fire Code* for existing Group E occupancies.

804.4.1.2 Group I-1. A fire alarm system shall be installed in *work areas* of Group I-1 residential care/assisted living facilities as required by the *International Fire Code* ~~for existing Group I-1 occupancies.~~

804.4.1.3 Group I-2. A fire alarm system shall be installed in *work areas* of Group I-2 occupancies as required by the *International Fire Code* ~~for existing Group I-2 occupancies.~~

804.4.1.4 Group I-3. A fire alarm system shall be installed in *work areas* of Group I-3 occupancies as required by the *International Fire Code* ~~for existing Group I-3 occupancies.~~

804.4.1.5 Group R-1. A fire alarm system shall be installed in Group R-1 occupancies as required by the *International Fire Code* ~~for existing Group R-1 occupancies.~~

804.4.1.6 Group R-2. A fire alarm system shall be installed in *work areas* of Group R-2 apartment buildings as required by the *International Fire Code* ~~for existing Group R-2 occupancies.~~

804.4.1.7 Group R-4. A fire alarm system shall be installed in *work areas* of Group R-4 residential care/assisted living facilities as required by the *International Fire Code* ~~for existing Group R-4 occupancies.~~

Section 5. PENALTIES

Pursuant to § 30-28-209, C.R.S., any person who violates the provisions of this Ordinance commits a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars (\$100), or by imprisonment in the county jail for not more than ten days, or by both such fine and imprisonment. Each day during which such illegal activity occurs shall be deemed to be a separate offense.

Section 6. REPEAL OF CONFLICTING BUILDING CODES

All conflicting building codes previously adopted by the Adams County Board of County Commissioners are hereby repealed in their entirety and re-enacted in accordance with the provisions of this Ordinance.

Section 7. SEVERABILITY

The Board of County Commissioners hereby declares that should any article, section, paragraph, sentence, clause or phrase of this Ordinance be held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of County Commissioners hereby declares that it would have passed this Ordinance, and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid or unconstitutional.

Section 8. SAFETY CLAUSE

The Board of County Commissioners hereby finds, determines, and declares that this Ordinance is necessary for the preservation of the public health, safety, and welfare.

Section 9. DATE OF EFFECT

The Board of County Commissioners of Adams County, Colorado, hereby determines that this Ordinance shall become effective on January 1, 2015.

Adopted this 18th day of November, 2014.



Charles Tedesco, Chair
Board of County Commissioners
Adams County, Colorado

Upon motion duly made and seconded the foregoing Ordinance was adopted by the following vote:

Henry	_____	Aye
Tedesco	_____	Excused
Hansen	_____	Aye
Commissioners		

CERTIFICATE OF ATTESTATION

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

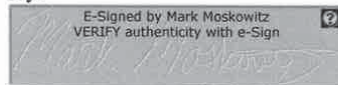
The foregoing text is the authentic text of Adams County Ordinance No. 12. The first reading of said Ordinance took place on November 6, 2014, at a regular Board of County Commissioners meeting. It was published in full in a newspaper of general circulation at least ten days before its adoption; to wit, in The Denver Post on November 7, 2014. The Ordinance was adopted on second reading at a regular Board of County Commissioners meeting on November 18, 2014, and shall become effective on January 1, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 18th day of November, 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy