

TOWN OF SILVERTHORNE

ORDINANCE 2013 - 11

AN ORDINANCE AMENDING CHAPTER 4 COMMUNITY DEVELOPMENT, ARTICLE XI: BUILDING CODE ENFORCEMENT, OF THE SILVERTHORNE TOWN CODE

(2012 INTERNATIONAL SERIES OF BUILDING CONSTRUCTION CODES AND AMENDMENTS)

Whereas, the Town Council is authorized to adopt regulations regarding building construction in the Town of Silverthorne pursuant to its home rule authority and general police powers for the purpose of preserving the health, safety, and general welfare of the Silverthorne community; and,

Whereas, Section 4.7 of the *Home Rule Charter of the Town of Silverthorne* and C.R.S. Section 31-16-201 et. seq. authorizes the Town to adopt codes by reference; and,

Whereas, the Town Council finds that the passage of this ordinance shall promote the health, safety, and general welfare of the Silverthorne community;

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF SILVERTHORNE, COLORADO, ORDAINS:

Section 1: CODE ADOPTION

A. Division 1. Building Construction

Sections 4-11-1 Adoption of Standards, and 4-11-2 Amendments, of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Sec. 4-11-1. Adoption of standards

The following standard codes, as hereinafter amended, are hereby adopted by reference:

International Building Code, 2012 edition, First Printing, published by the International Code Council, Inc., and

International Residential Code, 2012 edition, including Appendices F, G and K, published by the International Code Council, Inc., and

International Mechanical Code, 2012 Edition, including Appendix A, published by the International Code Council, Inc. and

International Plumbing Code, 2012 Edition, including Appendices, published by the International Code Council, Inc.

International Energy Conservation Code, 2012 Edition, published by the International Code Council, Inc.

International Fuel Gas Code, 2012 Edition, including Appendices A and B, published by the International Code Council, Inc.

National Electrical Code, 2011 Edition, published by the National Fire Protection Association.

The ICC Electrical Code – Administrative Provisions, 2006 Edition, published by the International Code Council, Inc.

Uniform Code for Building Conservation, 1997 edition, including Appendix Chapter 3, First Printing, published by the International Conference of Building Officials.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.

Sec. 4-11-2. Amendments

The following sections of the International Building Code, 2012 edition, are amended:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *Building Code of the Town of Silverthorne*, hereinafter referred to as “this code”.

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

3. Section 101.4.4 is amended to read as follows:

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

4. Section 102.1 is amended by adding the following new subsection:

102.1.1 Conflicts. If a conflict should arise between any section of this code and any other section of the Silverthorne Town Code, the intent of this code, as stated in Section 101.3, shall be enforced, at the discretion of the building official.

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

6. Section 103.2 is amended to read as follows:

103.2 Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code, nevertheless, such authorization and direction shall be neither an express nor implicit guaranty that all buildings and structures have

been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manners.

7. Section 103.3 Deputies, is amended by deleting the last sentence.

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

104.8 Liability. The adoption and implementation of this code, as well as any previous Building Construction and Housing Standards adopted by the Town of Silverthorne, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent. Neither this code nor any previous Building Construction and Housing Standards shall create any affirmative duty or be deemed to establish any affirmative representation on behalf of the Town of Silverthorne, the Building Official, it's employees, official or agents.

9. Sections 105.1.1 and 105.1.2 are hereby repealed in their entirety.

10. Section 105.3.1 is amended to read as follows:

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. Such examination may be delayed for fifteen (15) days from the date of receipt of application to allow other Town departments and entities to review for compliance with their applicable laws and requirements. If the application or the construction documents do not conform to the requirements of pertinent laws, the affected entity shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and the fees specified in Section 109 have been paid, the building official shall issue a permit therefor as soon as practicable.

11. Section 105.5 is amended to read as follows:

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

12. Section 105 is amended by adding the following new subsections:

105.8 Sanitation. After permit issuance and before any approved work is started, toilets are required at all construction job sites.

105.9 Dumpsters. After permit issuance and before any approved work is started, dumpsters, adequate in size to handle trash and unwanted materials from the permitted project, shall be in place.

105.10 Construction noise. Construction noise, including the operation of construction equipment or vehicles, shall be restricted to the hours of 7:00 a.m. to 7:00 p.m.

105.11 Temporary identification. After permit issuance and before any approved work is started, temporary addresses, conforming to Sections 501.2 or R319.1, must be posted on all job sites and must be maintained until permanent numbers are in place.

13. Section 107.1 is amended by adding the following new subsection:

107.6 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

14. Section 107.1 is amended to read as follows:

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

15. Section 109.2 is amended to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the *Town of Silverthorne Construction Permit Fee Schedule*.

16. Section 109.3 is amended to read as follows:

109.3 Construction work valuation. The applicant for a permit shall provide an estimated permit valuation at time of application. Building valuation shall be the total value of all construction work, including materials and labor, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire protection systems and any other permanent equipment. Electrical, gas, mechanical, plumbing, and elevator permit valuations shall include the total value, including materials, labor, and permanent equipment, for which the permit is being issued. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The building official shall set final building permit valuation. Building permit valuation set by the building official for projects without accurate total valuation by the applicant will be determined using the

Building Valuation Data Table published periodically in *Building Standards* magazine, by the International Conference of Building Officials. Additionally, a regional modifier, as determined by the Building Official, shall be used to multiply the listed cost per square foot in the Building Valuation Data Table to establish the cost per square foot for the Town of Silverthorne, Colorado.

17. Section 109.4 is amended to read as follows:

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits or proceeds with work beyond the scope of work authorized by any permit, including a conditional permit, shall be subject to an investigation fee in addition to the permit fee. The investigation fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the permit fee as set forth in this fee schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

18. Section 109.5 is amended to read as follows:

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

19. Section 109.6 is amended to read as follows:

109.6 Refunds. The building official may authorize refunding of any fee paid hereunder that was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with the adopted codes. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permit holder not later than 180 days after the date of fee payment.

20. Section 110.3.1 is amended by adding a new subsection as follows:

110.3.1.1 Improvement survey required. Prior to requesting a foundation inspection, an improvement location certificate of the lot, prepared by a Colorado State licensed surveyor, shall be submitted to the Community Development Department to verify that any new construction is located in accordance with the approved plans. The survey must be approved before the foundation inspection will be performed.

21. Section 110.3.5 is amended by deleting the exception.

22. Section 110.5 is amended to read as follows:

110.5 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the building official when work is ready for inspection. Every request for inspection shall be filed with the building department at least one working day before such inspection is desired. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this code.

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

110.7 Reinspections. A reinspection fee, as specified in the *Town of Silverthorne Construction Permit Fee Schedule*, may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when the inspection record card or correction notice is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested, for deviating from plans requiring the approval of the building official, or failure to maintain premise identification. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

24. Section 111.1 is amended to read as follows:

111.1 Use and occupancy. No building or structure shall be used or occupied, as defined in amended Section 202, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Town has issued a certificate of occupancy or certificate of completion therefor as provided herein. Issuance of a certificate of occupancy or completion shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the Town shall not be valid.

25. Section 111.2 is amended by changing the opening paragraph to read as follows:

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or any applicable laws of the Town, and all required fees have been paid, the building official shall issue a certificate of occupancy. The Town may delay the issuance of a certificate of occupancy for fifteen (15) days from the date of the final building inspection to allow other departments and entities to inspect for, and approve, compliance with their regulations. The certificate of occupancy shall contain the following:

26. Section 111.3 Temporary Occupancy is deleted in its entirety.

27. Section 111.4 is amended to read as follows:

111.4 Revocation. The Town may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate of occupancy is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any of the provisions of this code, or that the real property upon which the building or structure is

located is in violation of any applicable ordinance or regulation of the Town or is in violation of any development approval or approved site plan for such property.

28. Section 111 is amended by adding the following subsection:

111.5 Certificate of Completion. At the discretion of the building official, a certificate of completion may be issued by the Town for minor work, remodels, or additions where a certificate of occupancy was previously issued. In cases where a certificate of occupancy is required by Section 111.1, issuance of a certificate of completion shall not be construed as a substitute for said certificate of occupancy.

29. Section 113.1 is hereby deleted as written, and replaced with the following:

113.1 General. Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code shall be made to the Board of Adjustment as provided in Section 5.2 of the *Town of Silverthorne Home Rule Charter*.

30. Section 113.3 Qualifications, is hereby deleted in its entirety.

31. Section 201.3 is amended by adding the following at the end of the sentence:

....., or the *Building Code of the Town of Silverthorne*, or the Silverthorne Town Code.

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

BEDROOM. See POTENTIAL SLEEPING ROOM.

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

OCCUPANCY. The purpose for that a building, or part thereof, is used or intended to be used, as classified and approved by the building official. Placement of furniture, merchandise, food or beverage items, supplies, materials, equipment, or any other type of movable goods, shall constitute occupancy, as well as any advertised real estate showing to the general public or similar type of “property tour” or “open house”.

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

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

- a. Has walls and doors to separate it from other habitable spaces
- b. Meets the definition of a loft as amended by Summit County
- c. Has a closet or similar provision for clothes storage

- d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

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

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

- 33. Section 501.2 is amended to read as follows:

501.2 Premises identification. Approved numbers or addresses shall be provided for new buildings in such a position as to be clearly visible and legible from the street or roadway fronting the property. Letters or numbers shall be a minimum 5 inches in height and of minimum 0.5 inch stroke, the premise identification characters shall be reflective. When the building is more than 150 feet from the curb or shoulder of the street, the address characters shall be affixed to a post or sign on the property, within 10 feet of the property line and visible from the street. Permanent numbers or addresses must be in place prior to requesting the final inspection and must be approved before a certificate of occupancy may be issued.

- 34. Section 501.2 is further amended by adding the following new subsection:

501.2.1 Additions, alterations or repairs. When an addition, alteration or repair to a structure requires a permit, address characters conforming to Section 501.2 shall be provided.

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

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

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

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

- 36. Section 901.2 is amended by changing the opening paragraph to read as follows:

901.2 Fire protection systems. Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code, as adopted and amended in the Silverthorne Town Code, Chapter 4, Article XI, Division 5, Fire Safety.

37. Section 901.5 is amended by changing the opening paragraph to read as follows:

901.5 Acceptance Tests. Fire protection systems shall be tested in accordance with this code and the International Fire Code, as adopted and amended in the Silverthorne Town Code, Chapter 4, Article XI, Division 5, Fire Safety.

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

39. Section 1013.2 is amended by adding the following:

1013.2 Where required. Cables shall not be utilized in the construction of guards.

40. Section 1106 Parking and Passenger Loading Facilities, is deleted in its entirety.

41. Section 1503 is amended by adding the following new subsections:

1503.7 Snow-shedding. Roofs shall be oriented and positioned, or otherwise arranged and designed, to prevent snow and ice from shedding and accumulating at pedestrian and vehicular exit doors or onto adjacent properties. In addition, roofs shall not shed snow onto any components of a required means of egress system or required accessible route, including, but not limited to stairways, sidewalks, landings, ramps and handrails.

Exceptions:

- 1) Roof areas with a horizontal projection dimension of no more than 48 inches that will not receive snow shedding from a higher roof.
- 2) Roofs equipped with mechanical barriers secured to roof framing members or, to solid blocking secured to framing members, in accordance with the manufacturer's installation instructions. Individual devices installed in a group to create a barrier to prevent snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the bottom edge of the roof and the devices shall be staggered no more than 24 inches on center from those in adjacent rows. Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

1503.8 Roof drainage. Roofs shall be oriented and positioned, or otherwise arranged and designed, to prevent water from dripping and ice accumulating at required pedestrian exits and means of egress components and required accessible routes.

Where additional exits or accessible routes are provided for egress purposes, this section shall apply only to the main exit and route.

Exception: Roofs equipped with gutters and leaders conforming with Section 1503.4. Such gutters and leaders shall be provided with approved heat tracing installed in accordance with the manufacturer's installation instructions and the ICC Electrical Code, to prevent ice build-up and blockage.

42. Section 1505.1 is amended to read as follows:

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

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

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

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

44. Section 1507.2.9.2 is hereby repealed in its entirety.

45. Section 1507.3.3 is hereby repealed in its entirety.

46. Section 1507.5.3 is hereby repealed in its entirety.

47. Section 1507.6.3 is hereby repealed in its entirety

48. Section 1507.7.3 is hereby repealed in its entirety.

49. Section 1507.8 is amended to read as follows:

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

50. Table 1507.8 is hereby repealed in its entirety.

51. Section 1507.8.3 is hereby repealed in its entirety.

52. Section 1507.9 is amended to read as follows:

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

53. Section 1507.9.3 is hereby repealed in its entirety.

54. Section 1608.1 is amended by adding the following exception:

Exception: A uniform, non-reducible design snow load of 75 pounds per square foot may be used for the design of roofs.

55. Section 1608.2 is amended to read as follows:

1608.2 Ground snow loads. The ground snow load to be used in determining the design snow loads for roofs shall be 80 pounds per square foot.

56. Section 1612.3 is amended to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body 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 an engineering report entitled "The Flood Insurance Study for the Town of Silverthorne", currently in effect, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) 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.

57. Section 1803.2 is amended to read as follows:

1803.2 Where required. The owner or applicant shall submit a foundation and soils investigation to the building official with each permit submittal for new foundations supporting new construction.

Exception: In other than public use occupancies, this requirement may be waived, at the discretion of the building official, for minor additions and projects such as an uncovered deck or uninhabited, detached accessory buildings.

58. Section 1809.5 is amended to add the following sentence:

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

59. Section 2113.21 is amended to read as follows:

2113.21 Limitation on the type and number of devices. Solid fuel burning devices that are not properly certified are prohibited in new construction. Outdoor wood fired hydronic heaters shall not be allowed on properties less than 5 acres. The number of certified solid fuel burning devices that may be installed in newly constructed building shall not exceed the number as outlined in the Town of Silverthorne Code Section 4-8-2: Solid Fuel Burning Devices.

60. Section 2113.22 is amended to read as follows:

2113.22 Factory built chimneys.

a. Factory built chimneys shall be supported at intervals not to exceed 10 feet by wall straps or equivalent.

- b. Factory built chimneys shall have the outer wall of adjacent chimney sections fastened together by three sheet metal screws, installed approximately 120 degrees apart. Such fastenings shall be in addition to and not in lieu of those requirements mandated by the manufacturers' instructions, except when specifically prohibited by those instructions or the terms of their listing.

Exception: Where approved manufacturers' locking bands are used.

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

61. Section 2301.2 is amended to read as follows:

2301.2 General design requirements. The design of structural elements or systems, constructed partially or wholly of wood or wood-based products, shall be in accordance with one of the following methods. The use of load duration factors for snow load shall not be permitted in any of these design methods.

62. Section 2303.1.10 is amended by adding the following as the last sentence:

Grade marks on the material, when required, must be visible and remain in place until approved by the building official.

63. Chapter 27 Electrical, is deleted in its entirety.

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

65. Section 2902.2 Exception 2 is amended to read as follows:

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

66. Section 3001.1 is amended to read as follows:

3001.1 Scope. This chapter governs the design, construction, installation, alteration, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators, and moving walks, requiring permits therefor and providing procedures for the inspection and maintenance of such conveyances.

67. Chapter 30 is amended by adding four new sections and subsections to read as follows:

SECTION 3009 PERMITS & CERTIFICATES OF INSPECTION

3009.1 Permits required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter, or to make major alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII of ASME A17.1-2007,

without first having obtained a permit for such installation from the building official. Permits shall not be required for maintenance or minor alterations.

3009.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the building official. Such certificate shall be issued upon payment of prescribed fees and the presentation of a valid inspection report indicating that the conveyance is safe and that the inspections and tests have been performed in accordance with Part X of the ASME A17.1-2007. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010.

Exception: Certificates of inspection shall not be required for conveyances within a dwelling unit.

3009.3 Application for permits. Application for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner upon payment of the permit fees specified in this section.

3009.4 Application for certificates of inspection. Application for a certificate of inspection shall be made by the owner of an elevator, dumbwaiter, escalator or moving walk. Applications shall be accompanied by an inspection report as described in Section 3009. Fees for certificates of inspection shall be as specified in this section.

3009.5 Fees. A fee for each permit or certificate of inspection shall be paid to the building official as prescribed in the *Town of Silverthorne Construction Permit Fee Schedule*.

SECTION 3010 DESIGN

3010.1 Detailed requirements. For detailed design, construction and installation requirements, see Chapter 16 and the appropriate requirements of ASME A17.1-2007.

SECTION 3011 REQUIREMENTS FOR OPERATION AND MAINTENANCE

3011.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required in this section.

3011.2 Periodic inspections and tests. Routine and periodic inspections and tests shall be made as required by Part X of ASME A17.1-2007.

3011.3 Alterations, repairs and maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1-2007.

3011.4 Inspection costs. All costs of such inspections and tests shall be paid by the owner.

3011.5 Inspection reports. After each required inspection, a full and correct report of such inspection shall be filed with the building official.

SECTION 3012 UNSAFE CONDITIONS

3012.1 Unsafe conditions. When an inspection reveals an unsafe condition of an elevator, moving walk, escalator or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of such inspection and such unsafe condition. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such elevator, escalator or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when satisfied that the unsafe conditions have been corrected.

63. Section 3109.4 is amended to delete the exception.

64. Section 3401.3 is amended to read as follows:

3401.3 Compliance with other codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International Plumbing Code, Uniform Code for Building Conservation, International Mechanical Code, International Residential Code, ICC Electrical Code, and the International Energy Conservation Code.

65. Section 3412.2 is amended by changing the first sentence to read as follows:

3412.2 Applicability. Structures existing prior to December 27, 1971, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407.

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

67. Section 3412.4 is amended by the adding the following words to the end of the sentence:

... by a design professional licensed to practice in the State of Colorado.

68. Section 3412.6 is amended by changing the first sentence to read as follows:

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

The following sections of the International Residential Code, 2012 Edition, are amended:

Part I - Administrative

1. Section R101.1 is amended to read as follows:

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-Family Dwellings of The Town of Silverthorne*, and shall be cited as such and will be referred to herein as “this code”.

2. Section R102.7 is amended by replacing the reference to the International Property Maintenance Code with a reference to the Uniform Code for Building Conservation.

The section is further amended by adding the following as the last sentence:

The provisions of Chapter 34 of the International Building Code and the Uniform Code for Building Conservation shall apply to the alteration or repair of existing buildings and structures.

3. Chapter 1 Administration, is amended by deleting Sections R103 through R105. R107 through R114. The applicable corresponding sections of the International Building Code, as amended, shall apply to this code, as well.

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

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

5. Chapter 1 Administration, is amended by deleting Sections R107 through R114. The applicable corresponding sections of the International Building Code, as amended, shall apply to this code, as well.

Part II – Definitions

4. Section R201.3 is amended by adding the following at the end of the sentence:

....., the *Building Code of the Town of Silverthorne*, or the Silverthorne Town Code.

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

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

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

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

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

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

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

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

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

Part III – Building Planning and Construction

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

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW GROUND SNOW LOAD	WIND SPEED WIND SPEED (mph)	SEISMIC DESIGN SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN WINTER DESIGN TEMP LOAD	ICE BARRIER UNDERLAYMENT REQUIRED LOAD	FLOOD HAZARDS FLOOD HAZARDS LOAD	AIR FREEZING AIR FREEZING INDEX LOAD	MEAN ANNUAL MEAN ANNUAL TEMP LOAD
			Weathering	Frost line depth	Termite					
80 PSF	90	B	Severe	40 in	Slight	-13 °F	Yes	*	2387	35.4

*The Town of Silverthorne entered into the National Flood Insurance Program in November 1979. The date of the currently effective Flood Insurance Reference Map shall preside.

1. For SI: 1 pound per square foot = 0.0479 kN/m.0 2, 1 mile per hour = 1.609 km/h.
 - (a) Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
 - (b) The frost line depth may require deeper footings than indicated in Figure R403.1 (1). This part of the table is filled in depending on whether there has been a history of local damage. Piers supporting only deck with no roof elements may be a minimum of 24” below grade.
 - (c) This part of the table is filled in depending on whether there has been a history of local damage.
 - (d) Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
 - (e) Reflects local climates or local weather experience as determined by the building official.
 - (f) Seismic Design Category determined from Section R301.2.2.2.
 - (g) Summit County entered into the National Flood Insurance Program on December 16, 1980. The date of the currently effective Flood Insurance Reference Map is August 9, 2001.
 - (h) The snow load to be used in the design of roofs or portions of roofs shall be as indicated in the Summit County Building Inspection Department Matrix. There shall be no reduction in snow load for duration.
 - (i) In accordance with R905.1 as amended.
 - (j) From the 100 year (99%) value on the National Climatic Data Center data table “Air Freezing Index- USA Method(Base 32degrees F)”
 - (k) From the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32 degrees F)”

7. Section R301.2.3 is amended to read as follows:

R301.2.3 Snow loads. Buildings shall be designed in accordance with accepted engineering practice. Design snow loads shall be determined in accordance with Section 7 of ASCE 7, using a ground snow load of 80 pounds per square foot.

Exception: Roofs may be designed using a uniform, non-reducible design snow load of 75 pounds per square foot, in accordance with section R301.6.

8. Table R301.5 is amended by changing the live loads listed for decks, exterior balconies, and fire escapes to 75 pounds per square foot.

9. Section R302.1 is amended to read as follows:

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

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

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

11. Section R303.5.1 is amended by adding the following new subsection:

R303.5.1.1 Snow depth. Any required air intake openings that terminate outdoors shall be located a minimum of 3 feet above final grade.

Exception: With prior approval of the building official, openings may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

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

Exception: A common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical boxes shall be in accordance with Section R302.4.

12. Section R312.1.3 is amended by adding the following:

Section 312.1.3 Opening limitations. Cables shall not be utilized in the construction of guards.

13. Section R313 is hereby amended to read as follows:

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

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

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

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

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

14. Section R319.1 is amended to read as follows:

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

15. Section R401.4 is amended to read as follows:

R401.4 Soil test. A foundation and soils investigation is required with each permit submittal for new foundations supporting new construction. This test shall be made by an approved agency using an approved method.

Exception: At the discretion of the building official, this requirement may be waived for minor additions and projects such as an uncovered deck, or uninhabited, detached accessory buildings.

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

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

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

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

18. Section R502.1 is amended to read as follows:

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

19. Section R602.1 is amended to read as follows:

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

20. Section R802.1 is amended to read as follows:

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

21. Section R802.2 is amended by adding the following sentence after the second existing sentence:

The use of load duration factors for snow load shall be prohibited.

22. Section R802.10.2 is amended by adding the following sentence after the second existing sentence:

The use of load duration factors for snow load shall be prohibited.

23. Section R902.1 is amended to read as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A roofing shall be installed on all new buildings. Class A roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings. Where required

for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area.

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

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

25. Section R905.2.7.1 is hereby repealed in its entirety.

26. Section R905.4.3 is hereby repealed in its entirety.

27. Section R905.5.3 is hereby repealed in its entirety.

28. Section R905.6.3 is hereby repealed in its entirety.

29. Section R905.7.3 is hereby repealed in its entirety.

30. Section R905.8.3 is hereby repealed in its entirety.

31. Section R1004.4 is amended to read as follows:

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

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

Part IV – Energy Conservation

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

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

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

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

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

4. N1102.2.9 is amended to read as follows:

N1102.2.2.9 Slab-on-grade floors with a floor surface less than 40 inches below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend

downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.2.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches of soil.

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

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

Part V – Mechanical

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

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

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

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

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

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

4. Section M2103.2.1 is amended to read as follows:

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

5. Section M2103.4 Testing is amended by adding a sentence at the end of the paragraph:

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

6. Section M2105.1 Testing is amended by adding a sentence at the end of the paragraph:

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

Part VI – Fuel Gas

1. Section G2406.2 Prohibited locations, is amended by deleting Exceptions 3 and 4.

2. Section G2406.3 is amended to add the following sentence:

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

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

Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 3 feet vertically from the adjoining grade level.

Exception: With prior approval of the building official, openings and duct terminations may be protected from snow accumulation and drifting by decks, roofs, cantilevers, or similar means providing equivalent protection.

4. Section G2417.4.1 is amended to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

5. Section G2425.8 (501.8) Equipment not required to be vented is amended to eliminate item #7:

Room heaters listed for unvented use.

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

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

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

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

7. Section G2433 **Log lighters** are prohibited.

8. Section G2445 is amended to read as follows:

Prohibited installation. Installation of unvented room heaters is prohibited.

Part VII – Plumbing

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

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

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

3. Section P2503.7 Water-supply system testing:

The portion of the sentence reading “for piping systems other than plastic,” shall be deleted.

4. Section P2801.5.2 is amended to read as follows:

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

5. Section P2803.6.1(5) Requirements of discharge pipe is amended to delete the reference allowing the discharge from the relief valve to terminate to the outdoors.

All terminations must be discharged to an indirect waste receptor located within a heated space, or by other approved means within the building.

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

Part VIII - Electrical

Chapters 34 through 43 are deleted in its entirety. The applicable sections of the ICC Electrical Code, as defined by Section 101.1 in Division 3: Electrical Standards of the *Silverthorne Town Code*, shall apply to this code, as well.

The International Residential Code is amended by adding a new Chapter 44 to read as follows:

**CHAPTER 44
ELEVATORS AND CONVEYING SYSTEMS**

**SECTION 101
GENERAL**

1. **101.1 Scope.** This chapter governs the design, installation, alteration, maintenance and repair of new and existing installations of elevators and dumbwaiters requiring permits therefor and providing procedures for the inspection and maintenance of such conveyances.
2. **101.2 Applicable codes.** Elevators and dumbwaiters in residences governed by this code shall be subject to the provisions of Chapter 30 of the International Building Code, as amended.

The following sections of the Uniform Code for Building Conservation, 1997 edition, are amended:

1. Section 207 Building Conservation Advisory and Appeals Board, is deleted in its entirety. The corresponding sections of the International Building Code, as amended, shall apply to this code, as well.
2. Section 301 is amended by changing the following definition to read as follows:

BUILDING CODE is the International Building Code promulgated by the International Code Council, Inc., as adopted by this jurisdiction.

A. Division 3. Electrical Standards

Sections 4-11-41 Adoption of Standards and 4-11-42 Amendments of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Section 4-11-41. Adoption of Standards

The following standard codes, as hereinafter amended, are hereby adopted by reference:

- (1) The *National Electrical Code*, 2011 Edition, published by the National Fire Protection Association.

(2) In compliance with statute statutes, any subsequent electrical code adopted by the Colorado State Electrical Board after the effect date of the ordinance codified herein. (Ord. 2008-6 § 1)

Section 4-11-42. Amendments

The following sections of the *ICC electrical Code* – Administrative Provisions, 2006 Edition, are amended:

1. Section 101.1 is amended to read as follows:

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

2. Section 102.1 is amended by adding the following new subsection:

102.1.1 Conflicts. If a conflict should arise between any section of this code and any other section of the Silverthorne Town Code, the intent of this code, as stated in Section 101.3, shall be enforced, at the discretion of the building official.

3. Section 201.3 is amended to delete the reference to the International Energy Conservation Code, the International Private Sewage Disposal Code, and the International Property Maintenance Code.
4. Section 301.2 Building Official is amended to read exactly as set forth in IBC Amendment 103.2.
5. Section 301.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
6. Section 302.9 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
7. Section 401.3 is amended to establish the following additional exceptions:

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

- a. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
- b. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
- c. Repair or replacement of current-carrying parts of any switch, contactor or control device.

- d. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
 - e. The wiring for temporary theater, motion picture or television stage sets.
 - f. Low-energy power, control, and signal circuits of Class II and Class III as defined in this code.
 - g. The installation, alteration, or repair of electrical wiring, apparatus, or equipment, or the generation, transmission, distribution or metering of electrical energy, or in the operation of signals or the transmission of intelligence by public or private utilities in the exercise of their function as a serving utility.
8. Section 403.2 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
9. Section 403.3 Extensions is hereby repealed in its entirety.
10. Section 403.6 is amended to read as follows:
- 403.6 Information on the permit. The code official shall issue all permits required by this code on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the code official.
11. Section 404.2 Schedule of fees is amended to read exactly as set forth in IBC Amendment 109.2.
12. Section 404.3 is amended to read as follows:
- 404.3 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an investigation fee established by the code official, which shall be in addition to any other required permit fee. The investigation fee shall be as set forth in the Summit County Construction Permit Fee Schedule and subject to modification from time to time.
13. Section 404 is amended by inserting three new subsections to read as follows:
- 404.6 Reinspections. Shall read exactly as set forth in IBC Amendment 109.7.
- 404.7 Temporary heat inspections. Inspections for authorizing temporary and/or permanent connection of the electrical system to the source of energy shall be deemed Temporary Heat inspections. To obtain this inspection, the applicant shall pay a Temporary Heat inspection fee in accordance with the Summit County Construction Permit Fee Schedule prior to the inspection being performed.
- Exception: Temporary Heat inspections performed and approved during an electrical rough-in inspection.
14. Section 404.8 Plan Review Fees. The plan review fees for electrical work shall be in accordance with the Town of Silverthorne Permit Fee Schedule.
15. Section 1101 is hereby repealed in its entirety.

16. Section 1101 Board of Review is reenacted to read exactly as set forth in IBC Section 113.
17. Section 1102 is hereby repealed in its entirety.
18. Section 1103 is hereby repealed in its entirety.
19. Section 1202 and all subsections therein are hereby repealed in their entirety.
20. Section 1203 and all subsections therein are hereby repealed in their entirety.

B. Division 4. Energy Conservation

Sections 4-11-61 Adoption of Standards and 4-11-62 Amendments of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Sec. 4-11-61 Adoption of standards

1. Section C101.1 is amended by adding the name Town of Silverthorne.
2. Table R402.1.1 is amended to add a footnote 'j' as set forth in IRC Amendment N1102.1.1.
3. Table R402.1.1 footnote d shall be amended to read as follows:
4. Table R402.1.1 footnote d. R-10 shall be required under the entire heated slab.
5. Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.
6. Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.
7. Section R402.4.1.2 Testing. is amended to add the following exception:

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

C. Division 7. Mechanical Standards

Sections 4-11-121 Adoption of Standards and 4-11-122 Amendments of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Sec. 4-11-121. Adoption of standards

The following standard codes, as hereinafter amended, are hereby adopted by reference:

International Mechanical Code, 2012 Edition, including Appendix A, First Printing, published by the International Code Council, Inc., and

International Fuel Gas Code, 2012 edition, including Appendices A and B, First Printing, published by the International Code Council, Inc.

Sec. 4-11-122. Amendments.

The following sections of the International Mechanical Code, 2012 edition, are amended:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the International Plumbing Code of the Town of Silverthorne, hereinafter referred to as “this code”.

2. Section 102.1 is amended by adding the following new subsection:

3. 102.1.1 Conflicts. If a conflict should arise between any section of this code and any other section of the Silverthorne Town Code, the intent of this code, as stated in Section 101.3, shall be enforced, at the discretion of the building official.

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

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

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

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

8. Section 106.4.4 Extensions is hereby repealed in entirety.

9. Section 106.5.2 is amended to read as follows:

106.5.2 Fee schedule. The fees for mechanical work shall be in accordance with the Town of Silverthorne Permit Fee Schedule.

10. Section 106.5.3 is amended to read as follows:

106.5.3 Fee refunds. The code official shall authorize the refunding of fees in accordance with the Town of Silverthorne Permit Fee Schedule.

11. Section 106.5 is amended to add a new subsection

106.5.4 Reinspections, to read exactly as set forth in IBC Amendment 110.7.
Section 108.4 Violation Penalties is amended to read exactly as set forth in IBC 114.4.

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

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

14. Section 201.3 is amended by added the following at the end of the sentence:

....., or the *Building Code of the Town of Silverthorne*, or the Silverthorne Town Code.

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

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

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

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

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

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

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

19. Section 903.3 is amended to read as follows:

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

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

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

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

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

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

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

The following sections of the International Fuel Gas Code, 2012 edition, are amended:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the International Plumbing Code of the Town of Silverthorne, hereinafter referred to as “this code”.

2. Section 102.1 is amended by adding the following new subsection:

102.1.1 Conflicts. If a conflict should arise between any section of this code and any other section of the Silverthorne Town Code, the intent of this code, as stated in Section 101.3, shall be enforced, at the discretion of the building official.

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

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

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

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

7. Section 106.5.4 Extensions is hereby repealed in its entirety.

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

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

11. Section 106.6 is amended to add a new subsection:

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

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

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

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

15. Section 201.3 is amended by added the following at the end of the sentence:

....., or the Building Code of the Town of Silverthorne, or the Silverthorne Town Code.

16. Section 303.2 Hazardous locations is amended to add a sentence to read as follows:
17. Section 303.2 Hazardous locations. All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application.
18. Section 303.3 Prohibited Locations is amended to eliminate exceptions 3 and 4.
19. Section 304.11#8 is amended to read as follows:

304.11#8 Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level.
20. Section 406.4.1 Test Pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1
21. Section 501.8 Equipment not required to be vented is amended to eliminate exception 8 and 10.
22. Section 503.8 Venting system termination location is amended to add a sentence that reads as follows: (applicable to items 2 and 3)

The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level.
23. Section 506 Factory Built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.
24. Section 602.1 is amended to read as follows:

602.1 General. Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions.
25. Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection 602.4 Gas Logs to read exactly as set forth in as IRC Amendment G2432.
26. Section 603.1 is amended to read as follows:

603.1 General. Log lighters are prohibited.
27. Section 618.4 is amended to add a subsection as follows:

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

28. Section 621 Unvented room heaters is hereby repealed in its entirety.
29. Section 634 is hereby repealed in its entirety.

D. Division 8. Plumbing Standards

Sections 4-11-141 Adoption of Standards and 4-11-142 Amendments of the Silverthorne Town Code are hereby deleted in their entirety and replaced with the following language:

Sec. 4-11-141. Adoption of standards

The following standard code, as hereinafter amended, is hereby adopted by reference:

International Plumbing Code, 2012 edition, including Appendices, First Printing, published by the International Code Council, Inc.

Sec. 4-11-142. Amendments.

The following sections of the International Plumbing Code, 2012 edition, are amended:

1. Section 101.1 is amended to read as follows:

101.1 Title. These regulations shall be known as the *International Plumbing Code of the Town of Silverthorne*, hereinafter referred to as “this code”.

2. Section 102.1 is amended by adding the following new subsection:

102.1.1 Conflicts. If a conflict should arise between any section of this code and any other section of the Silverthorne Town Code, the intent of this code, as stated in Section 101.3, shall be enforced, at the discretion of the building official.

3. Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
4. Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
5. Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
6. Section 106.5.3 Expiration is amended to read exactly as set forth in IBC amendment 105.5.
7. Section 106.5.4 Extensions is hereby repealed in its entirety.
8. Section 106.6.2 Fee Schedule is amended to read exactly as set forth in IMC amendment 106.5.2.

9. Section 106.6.3 Fee Refunds is amended to read exactly as set forth in IMC amendment 106.5.3
10. Section 106.6 is amended to add a new subsection as follows:

106.6.4 Reinspections, to read exactly as set forth in IBC amendment 110.7.
Section
11. 108.4 Violation Penalties is amended to read exactly as set forth in IBC 114.4.
12. Section 108.5 Stop Work Orders is amended to read exactly as set forth in IBC 115.
13. Section 109 Means of Appeal is repealed in its entirety and reenacted to read exactly as set forth in IBC section 113.
14. Section 301 is amended to add a new subsection as follows:

301.8 Floor Drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain.
15. Section 305.6.1 is amended to read as follows:

305.4.1 Sewer depth. Building sewers shall be installed in accordance with the standards and subject to the approval of the Town of Silverthorne.
16. Section 312.3 is amended to delete the first sentence: 'Plastic pipe shall not be tested using air.'
17. Section 312.5 Water supply system testing: The portion of the sentence reading "for piping systems other than plastic," shall be deleted.
18. Section 312.6 is amended to read as follows:

312.6 Gravity sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the Town of Silverthorne.
19. Section 312.7 is amended to read as follows:

312.7 Forced sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the governing Sanitation District.
20. Section 312.9 is hereby repealed in its entirety.
21. Section 504.7.2 is amended to read as follows:

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

22. Section 608.17 is hereby deleted in its entirety.
23. Section 608.17.1 through 608.17.8 are deleted.
24. Section 903.1 is amended by inserting the number “twelve” where appropriate.
25. Section 1108.1 is amended to read as follows:

1108.1 Combined sanitary and storm system. Combination sanitary and storm drain or sewer systems are prohibited.

Section 2: PENALTIES

The penalties for any violation of this Ordinance and for violation of the codes adopted by reference shall be those as set forth in Sec. 1-1-19 Violations and Penalties, Sec. 4-1-51 Violations and Penalties, Sec. 4-1-52 Enforcement, Sec. 4-1-53 Violations; remedies, as may be amended from time to time, and / or suspension or revocation of license

Section 3: SAFETY CLAUSE

The adoption of this Ordinance will promote the health, safety, and general welfare of the Silverthorne community.

Section 4: SEVERABILITY

If any provision of this ordinance or portion thereof is held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other provision which can be given effect without the invalid portion.

Section 5: CONFLICTS

All prior ordinances, resolutions, or other acts, or parts thereof, by the Town of Silverthorne in conflict with this Ordinance are hereby repealed, except that this repealer shall not be construed to revive any previously repealed or expired act, ordinance or resolution, or part thereof.

Section 6: EFFECTIVE DATE

This Ordinance shall be effective on January 1, 2014.

Read, moved and passed on first reading on the 9th day of October, 2013.

Moved, seconded and finally passed on second and final reading on the 23rd day of October, 2013.

TOWN COUNCIL

By: _____

Dave Koop, Mayor

ATTEST:

By: _____

Michele Karlin, Town Clerk

Approved on first reading:

October 9, 2013.

Published by title only on first reading:

October 18, 2013.

Approved on second reading:

_____, 2013.

Published by title only on second reading:

_____, 2013.