

UNIFORM BUILDING CODE                      Pages 1 thru 22

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THE JEFFERSON COUNTY SUPPLEMENT TO THE  
1985 UNIFORM BUILDING CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates as deletions or additions to the Uniform Building Code, 1985 Edition, the following items which will be known as the Jefferson County Supplement to the Uniform Building Code, 1985 Edition;

Sec.101 Chapter One - Title - delete Section 101 in its entirety and substitute as follows:

These regulations shall be known as the "Uniform Building Code," may be cited as such, and will be referred to herein as "this code". "This code" shall apply to the unincorporated area of Jefferson County.

Sec.201 Chapter Two - Organization and Enforcement - delete Section 201 in its entirety and substitute as follows:

There is hereby established in this jurisdiction a code enforcement agency which will be under the administrative and operational control of the building official. The building official shall keep a permanent accurate account of all fees and other monies collected or received under this code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

Sec.202(a) Delete Section 202(a) in its entirety and substitute as follows:

Sec.202(a) General. The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, he shall have all the powers granted to him pursuant to law.

Sec.202(f) Section 202(f) Liability - delete in its entirety and substitute as follows:

Liability. The building official, or his authorized representative charged with the enforcement of this code, acting in good faith and without malice in the discharge of his duties, shall not thereby render himself personally liable for any damage that may accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of his duties. Any suit brought against the building official or employee because of such act or omission performed by him in the enforcement of any provision of such

code shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction according to the Colorado Immunity Act.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any certificates of inspection issued under this code.

Sec.203 Delete Section 203 - Unsafe Buildings or Structures in its entirety and substitute as follows:

Sec.203. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

Sec.203(a). All such unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in subsections (b),(c),(d) and (e) of this section.

(b) Notice to Owner. The Building Official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged and, if such is found to be an unsafe building as defined in this section, the Building Official shall give to the owner of such building or structure written notice stating the defects thereof. This notice may require the owner or person in charge of the building premises, within 48 hours, to commence either the required repairs or improvements or demolition and removal of the building or structure or portion thereof, and all such work shall be completed within 90 days from the date of notice unless otherwise stipulated

by the Building Official. If necessary, such notice shall also require the building, structure or portion thereof to be vacated forthwith and not re-occupied until the required repairs and improvements are completed, inspected, and approved by the Building Official.

Proper service of such notice shall be by personal service upon the owner of record, if he shall be found within the County. If he is not found within the County such service may be made upon said owner by certified mail: provided, that if such notice is by certified mail, the designated period within which said owner or persons in charge is required to comply with the order of the Building Official shall begin as of the date he received such notice.

If no address can be found for the owner of said property, then the notice may be served by publishing a copy of the notice once in a newspaper of general circulation within Jefferson County, setting forth the address of the premises involved, if any, and the legal description of said premises and stating defects complained of and the time in which said defects shall be corrected. Said notice shall be considered served three days after the publication date of said newspaper.

(c) Posting of Signs. The Building Official shall cause to be posted at each entrance of such building a notice to read: DANGER KEEP OUT. THIS STRUCTURE IS UNSAFE FOR OCCUPANCY. Such notice shall remain posted until the required repairs, demolition, or removal are completed. Such notice shall not be removed without permission of the Building Official and no person shall enter the building except for the purpose of making the required repairs or demolishing the building.

(d) Right to Demolish. In case the owner shall fail, neglect, or refuse to comply with the notice to repair, rehabilitate, or to demolish and remove said building or structure or portion thereof, the County Commissioners may order the owner of the building prosecuted as a violator of the provisions of the Code and may order the Building Official to proceed with the work specified in such notice. A statement of the cost of such work will be transmitted to the County Commissioners, who shall cause the same to be paid and levied as a special assessment against the property.

(e) Costs. Costs incurred under subsection (d) shall be paid out of the County General Fund. Such costs shall be charged to the owner of the premises involved as a special assessment on the land on which the building or structure is located, and shall be collected in the manner provided for special assessments.

Sec.204 Delete Section 204 Board of Appeals - in its entirety and substitute as follows:

Section 204 - Board of Review

(a) A Board of Review is hereby established, the members of which shall be appointed by the Board of County Commissioners. The word "Board" when used in this section shall be construed to mean Board of Review. The Board shall consist of three members and one alternate member. In the absence or abstention of a regular member the alternate member shall vote as a regular member. The members serving on the Board at the adoption of this Code shall be retained and considered as reappointed to the Board for the length of terms which they were serving. All subsequent regular members of the Board shall be appointed for three year terms respectively, except that the alternate member shall be appointed for a one year term. All members shall be appointed so that at least the term of one member will expire each year. Vacancies shall be appointed for the balance of the term of person replaced. Members of the Board shall be experienced in building practices and shall be chosen to be representative of both building design and construction fields. The Board shall, at its first regular meeting of each year, select a chairman, vice-chairman and a secretary. The secretary may or may not be a member of the Board. Each of these officers shall perform the duties customarily performed by such officers.

In all cases a decision of the Board will require a vote of not less than two members of the Board in favor of such decision. Each vote shall be entered as a matter of record in the proceedings of the Board meetings. The Board shall hold meetings as required and such meetings shall be open to the public. It shall keep complete minutes and records of all proceedings.

(b) Power of the Board. The Board shall have the following powers:

(1) The Board may adopt substantive rules and regulations considered necessary for an effective harmonious procedure at these meetings, not inconsistent with the Code. In no case shall said rules or regulations become effective unless a public hearing thereon has been conducted by the Board, after notice of the hearing has been given setting forth the time and place of such hearing. The notice shall also include the time and place where the proposed rules and regulations may be inspected prior to the hearing.

(2) To hear and decide upon appeal, where it is alleged by the appellant that there is a point of dispute with regard

to any order, requirement, decision or determination made by an administrative official or agency based on or made in the enforcement of this Code. In the execution of this power, the Board may modify, change or reverse the decision of the Building Official.

(3) The Board in appropriate cases, and subject to appropriate principles, standards, rules, conditions, and safeguards set forth in the Building Code, may grant special exceptions to the Building Code in harmony with their general intent and purpose.

(4) In order to recognize changes in building materials and construction, the Board shall, at the request of the Building Official review the Building Code. At its discretion the Board may recommend to the Board of County Commissioners amendments to the Code. Upon request by the Building Official, special methods of design, methods of construction and materials not covered by the Code may be approved by the Board if within the intent and general purposes of the Code.

(5) Appeals from decisions of the Building Official shall be filed not less than 7 days prior to a Board of Review hearing to appear on the agenda at that meeting. Appeals must be in writing, on forms prescribed by the Board of Review, which forms shall be available in the Building Official's office. The form shall contain the name and address of the person appealing the decision of the Building Official; the name and address of the premises involved; the reasons why the person appealing believes the decision of the Building Official are in error. Three copies of the appeal shall be filed, one of which shall be given to the Building Official, one of which shall be permanently filed with the Board of Review, and one which shall be attached to the original application for the building permit.

(6) All applications for an appeal of a decision of the Building Official or for a special exception shall be signed by the owner of the property or be accompanied by a power-of-attorney from the owner.

(7) No application or appeal dismissed or denied can be considered again except: (a) on a motion to reconsider the vote; or (b) on a request for rehearing. No request to grant a rehearing will be entered unless new evidence is submitted which would not have been with due diligence, presented at the previous hearing.

(8) The Board may, on a motion by any member, review any decision that it has made and may reverse or modify such decision, but no such review shall prejudice the right of any person who has, in good faith, acted thereon before ruling is reversed or modified.

(9) If a second hearing is granted by the Board, a fee of \$100.00 shall be paid by the appellant at the time of filing.

The following section is to be added:

Sec. 206            Section 206 - Scope

If any section, subsection, sentence, clause, or phrase of this Resolution is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of County Commissioners hereby declares that it would have passed this Resolution, and each Section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Sec. 207            Section 207 - Date Effective

This Resolution shall be, and is hereby declared to be in full force and effect, from its date of final passage and approval. All prior Resolutions and building codes previously adopted are hereby repealed and revoked in their entirety. Any Resolution or parts of Resolutions adopted by the Board of County Commissioners in conflict with the Building Code shall yield to the Code and the Code shall take precedence.

The following section is to be added.

Sec. 208            Section 208

Whenever any State law or regulation or Resolution of any governmental body imposes higher standards than are required by this Code, the provisions of that law, regulation, or Resolution shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or Resolution of any governmental body, then the standards of this code shall govern.

The following section is to be added

Sec. 209            Section 209

All buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry, shall be regulated by and are made subject to all requirements of the Jefferson County Building Code, as amended.

Sec.301(b)        Chapter Three - Permits and Inspections - Delete Section 301(b) Exempted Work - in its entirety and substitute as follows:

Section 301(b) - Exempted Work. A building permit will not be required for the following:

- 1            One-story detached accessory buildings used as tool and storage sheds, play houses and similar uses, provided the floor area does not exceed 120 square feet and 8 ft. 0 inches maximum wall heights.
- 2            Fences, except fence permit required from Zoning Department.
- 3            Oil derricks, except Zoning Dept. approval required.
- 4            Movable cases, counters and partitions not over 5 feet high.
- 5            Retaining walls, except when acting as an integral part of a building or structure, except Zoning approval required.
- 6            Water tanks, except Zoning Dept. approval required.
- 7            Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below, except Zoning Dept. approval required.
- 8            Painting, papering and similar finish work.
- 9            Temporary motion picture, television and theater stage sets and scenery.
- 10          Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.

- 11 Swimming pools not within an enclosure, except Zoning Dept. approval required.
- 12 No permit shall be required of a public utility, authorized as such in the County, for the maintenance and repair of its equipment, but not including buildings.
- 13 Radio towers, television towers, wind generator towers and ski-lift towers, except Zoning Dept. approval required.

Unless otherwise exempted by this Code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or Resolutions of this jurisdiction.

Sec.302(c) Delete Section 302(c) - Information on Plans and Specifications in its entirety and substitute as follows:

Section 302(c) - Information on Plans and Specifications. Plans and details shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed, the size and shape of the rooms, the materials used, and show in detail that it will conform to the provisions of this Code and all relevant laws, rules and regulations. The first sheet of each set of plans shall give the exact location of the work to be done and the person who prepared such plans and specifications. Plans shall include a site plan showing the location of the proposed building and of every existing building on the property.

Plans for buildings more than two stories in height of other than Groups R, Division 3 and M Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Sec.302(d) The following section is to be added.

Section 302(d) - Responsibility for Preparation of Plans and Specifications.

In accordance with Section 302(b), the building official will require plans, computations and specifications to be prepared, designed and stamped by an engineer or architect licensed in the State of Colorado when, but not limited to,

- (a) Foundations are constructed on caissons or any other method other than spread footings conforming to the requirements of Chapter 29.
- (b) Roof framing or wall framing is "other than standard" construction or any other construction not conforming to the requirements of Chapters 23 and 25.
- (c) All buildings in Groups A,B,E,H, I and R-1 occupancies and M occupancies which exceed one story in height exclusive of a one story basement.
- (d) Confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building is required.

Sec.303(a) Delete Section 303(a) in its entirety and substitute as follows:

The application, plans, specifications, computations and other data filed by an applicant for permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, he shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "Accepted for Construction". Such accepted plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the accepted plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or accepted, provided

adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at his risk without assurance that the permit for the entire building or structure will be granted.

When the Building Department has issued a building permit for construction of part of a building or structure, as provided above, and the County adopts a new Building Code, the Building Department may issue the building permits for the remaining portion of the building or structure under the provisions and requirements of the Code in effect at the time the first building permit was issued, if the remaining building permits are issued within one (1) year of the adoption of the new Code.

\*Sec.303(d) The following section is to be added to Section 303(d) - Expiration.

Permits having a valuation of less than \$100,000.00 shall expire one year after date of issuance unless voided for suspension, abandonment or failure to commence the work as provided above. Permits having a valuation in excess of \$100,000.00 shall expire two years after date of issuance unless voided for suspension, abandonment or failure to commence the work as provided above. The building official may extend the time on an unexpired permit for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented completion. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee, except the building official may authorize one-half the new fee where all rough inspections have been completed under the expired permit.

Sec.304 Delete Section 304 - Fees - in its entirety and substitute as follows:

(a) Permit Fees. A fee for each building permit shall be paid to the Building Official as set forth in Table No.3-A. The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued. The Chief Building Official may waive the building permit fee for any public entity when such entity is applying for a building permit for a governmental use or a proprietary purpose.

(b) A plan review fee, if required shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65% of the building permit fee as shown in Table 3-A.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee may be charged at the rate shown in Table No.3-A.

Exception: Plan review fees will not be charged when plans are presented the first time and are complete in detail and meet the Building Code requirements and a permit is issued.

(c) Expiration of Plan Review. Applications for which no permit is issued within 60 days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 60 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and plan review fee. Said plan review fee shall be 65% of the building permit fee as shown on Table No. 3-A.

(d) Investigation Fees: Work without a permit.

1. Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit a special investigation shall be made before a permit may be issued for such work.
2. Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The minimum investigation fee shall be the same as the minimum fee set forth in Table No. 3-A. 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.

(e) Fee Refunds:

1. The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.
2. The Building Official may authorize the refunding of not more than 50% of the permit fee

paid when no work has been done under a permit issued in accordance with this Code.

3. The Building Official may authorize the refunding of not more than 50% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 60 days after the date of fee payment.

Sec.305(a) Delete Section 305(a) - General in its entirety and substitute as follows:

All construction or work for which a permit is required shall be subject to inspection by the building official, and certain types of construction shall have continuous inspection by special inspectors as specified in Sect.306.

A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans. It shall be the duty of the permit applicant to cause the work to be safely and readily accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Sec.305(c) Delete Section 305(c) - Inspection Record Card in its entirety and substitute as follows:

Section 305(c) - Inspection Record Card  
Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted an inspection record card in a conspicuous place on the premises and in a position as to allow the building official conveniently to make the required entries thereon regarding inspection of the work. The address of the building site must be posted in a conspicuous place readily visible from the public road. This card shall be maintained in such position by the permit holder until all inspections have been made and final approval has been granted by the building official. No permanent electric meters will be released until the card is signed and returned.

Sec.305(e) Delete Section 305(e) - Required Inspection in its entirety and substitute as follows:

Section 305(e) - Required Inspections.

No reinforcing steel or structural framework of any part of any building or of any structure shall be covered or concealed in any manner whatsoever without first obtaining the approval of the building official. The building official upon notification from the permit holder or his agent shall make the following inspections of buildings and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the law.

1. Footing Inspection: To be made after trenches are excavated, forms erected and reinforcing steel, if any placed, and before any footings are poured.
2. Frame Inspection: To be made after the roof, all framing, fire-blocking, and bracing are in place and all pipes, chimneys, vents must be installed and rough inspections must have been made on all installations.
3. Lath and/or gypsum board inspection: Lath and/or gypsum board inspections are required for all fire-rated installations according to Code.
4. Final Inspection: To be made after building is completed and ready for occupancy.

Sec.305(g) Delete Section 305(g) - Reinspections in its entirety and substitute as follows:

A reinspection fee may be assessed for each inspection or reinspection when such portion of the work for which the inspection is called, is not complete or when corrections called for are not made, or for failure to post a readily visible address as required in Section 305(c).

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the permit card is not properly posted on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans accepted for construction by the building official.

To request and obtain a reinspection, the applicant shall request a reinspection and pay the reinspection fee in accordance with Table 3-A and shall pay the fees in the department offices during regular business hours.

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

Delete Table 3-A in its entirety and substitute as follows:

(See Page 15)

## BUILDING VALUATION FOR ESTABLISHING BUILDING PERMIT FEE

(For Clarification may be referred to as Table 3-A)

<u>TOTAL VALUATION</u>	<u>FEE</u>
\$1.00 to \$500.00	\$10.00
\$501.00 to \$2,000.00	\$10.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$32.50 for the first \$2,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$170.50 for the first \$25,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$283.00 for the first \$50,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$433.00 for the first \$100,000.00 plus \$2.50 for each additional \$1,000.00 or fraction thereof
Demolition Permits	\$25.00 per 1,000 square foot or fraction thereof, Minimum Fee \$25.00
*Move and Set Inspections	\$35.00
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge - two hours)	\$30.00 per hour
2. Reinspection fee	\$15.00 each
3. Inspections for which no fee is specifically indicated (minimum charge - two hours)	\$30.00 per hour
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge - two hours)	\$30.00 per hour

\*Move and Set Inspections are to determine whether a building is structurally sound to be moved and do not pertain to any other aspects of the building.

## COST BASIS FOR ESTABLISHING BUILDING VALUATION

(For Clarification may be referred to as Table 3-A)

<u>Occupancy and Type</u>	<u>Cost per Square Foot</u>
1. APARTMENT HOUSES:	
*Type I or II F.R.	\$46.00
Type V - Masonry (or Type III)	33.00
Type V - Wood Frame	29.00
2. BANKS:	
*Type I or II F.R.	73.00
Type III - 1-Hour	57.00
Type III - N	54.00
Type V - 1-Hour	49.00
Type V - N	46.00
3. BOWLING ALLEYS:	
Type III - 1-Hour	22.00
Type III - N	20.50
Type V - 1-Hour	18.50
4. CHURCHES:	
Type I or II F.R.	44.00
Type III - 1-Hour	34.00
Type III - N	32.00
Type V - 1-Hour	30.00
Type V - N	28.00
5. CONVALESCENT HOSPITALS:	
*Type I or II F.R.	67.00
Type III - 1-Hour	52.00
Type V - 1-Hour	46.00
6. DWELLINGS:	
Type V - Masonry	35.50
Type V - Wood Frame	32.00
Basements - Finished	11.00
Unfinished	7.50
7. HOSPITALS:	
*Type I or II F.R.	82.50
Type III - 1-Hour	75.50
Type V - 1-Hour	68.00
8. HOTELS AND MOTELS:	
*Type I or II F.R.	46.00
Type III - 1-Hour	38.50
Type III - N	36.00
Type V - 1-Hour	31.00
Type V - N	29.00

	<u>Cost per Square Foot</u>
9. INDUSTRIAL PLANTS:	
Type I or II F.R.	\$28.00
Type II - 1-Hour	17.50
Type II - (Stock)	16.50
Type III - 1-Hour	19.50
Type III - N	18.00
Tilt-up	11.00
Type V - 1-Hour	17.50
Type V - N	16.00
10. MEDICAL OFFICES:	
*Type I or II F.R.	58.50
Type III - 1-Hour	44.50
Type III - N	42.00
Type V - 1-Hour	40.00
Type V - N	38.00
11. OFFICES:	
*Type I or II F.R.	50.00
Type III - 1-Hour	32.50
Type III - N	30.00
Type V - 1-Hour	28.50
Type V - N	26.50
12. PRIVATE GARAGES & STORAGE BUILDINGS OVER 150 Sq.Ft.	
Wood Frame	11.50
Masonry	15.00
Open Carports	8.50
13. PUBLIC GARAGES:	
*Type I or II F.R.	22.50
Type II - N	13.00
Type III - 1-Hour	14.50
Type III - N	13.00
Type V - 1-Hour	11.00
Car Wash	15.50
14. RESTAURANTS:	
Type III - 1-Hour	42.00
Type III - N	39.50
Type V - 1-Hour	36.00
Type V - N	34.00
15. STORES:	
*Type I or II F.R.	36.00
Type III - 1-Hour	26.50
Type III - N	25.00
Type V - 1-Hour	18.00
Type V - N	17.00

	<u>Cost per Square Foot</u>
16. SCHOOLS:	
Type I or II F.R.	\$56.00
Type III - 1-Hour	37.50
Type III - N	35.00
Type V - 1-Hour	33.00
Type V - N Day Care	33.50
17. SERVICE STATIONS:	
Type II - N	32.00
Type III - 1-Hour	34.00
Type V - 1-Hour	31.50
Canopies	12.00
18. THEATERS:	
Type I or II F.R.	53.50
Type III - 1-Hour	34.00
Type III - N	32.00
Type V - 1-Hour	29.50
Type V - N	27.50
19. WAREHOUSES: **	
Type I or II F.R.	23.50
Type II or V - 1-Hour	12.00
Type II or V - N	10.50
Type III - 1-Hour	14.50
Type III - N	13.50
Airplane Hangers	15.00
20. MISCELLANEOUS:	
Patio with roof, open porch, breezeway	6.00
Balcony or deck	3.00
Dwellings, remodel, interior work	16.00
Greenhouses	9.00
Swimming Pool Enclosure	16.00
Barns, pole w/o foundation	6.00
Barns w/foundation	9.00
Footing & Foundation permits	5.00
Roof structures other than dwelling	6.00
Tenant Finish of shell permits	12.50
Interior remodel, other than dwellings	20.00
Duplicate Building Permit cards	5.00

Preliminary plan review where no permit is requested - 65% of estimated building permit fee, credited to building permit fee if obtained within 60 (sixty) days.

Any construction not mentioned above shall be reasonably valued by the Building Department. Valuation shall be determined according to the type of construction that it most closely resembles. Any buildings part masonry and part frame shall be considered masonry. Multiple occupancies in a commercial building shall be based on per square foot for each type of occupancy, such as office, apartment, store, etc.

\* Add 0.5 percent to total cost for each story over three.

\*\* Deduct 10 percent for mini-warehouses

Delete Table 29-A - in its entirety and substitute Table 29A and Table 29A-1 as follows:

Table 29A

Minimum foundation requirements for light incombustible and stud bearing wall-type buildings.

No. of Stories	Thickness of Foundation Wall in Inches		Width of footings in inches	Thick-ness of footings in inches	Depth of Foundation below Natural Sur-face of ground and finish grade in inches
	Concrete	Unit Masonry			
1	6	8	14	8	18
2	8	12	16	8	24
3	12	12	18	8	36

Table 29A-1

Minimum foundation requirements for masonry or brick veneer buildings.

No. of Stories	Thickness of Foundation Wall in Inches		Width of footings in inches	Thick-ness of footings in inches	Depth of Foundation below Natural Sur-face of ground and finish grade in inches
	Concrete	Unit Masonry			
1	8	8	20	8	36
2	12	12	24	8	36
3	12	12	24	8	36

Addition to Section 1106 - Agricultural Buildings

All buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry be regulated by and subject to, all the requirements of the Jefferson County Building Code.

Addition to Section 2305-d - Snow Loads

The roof structure shall be designed for snow loads as determined by the Basic Snow Design Load Graph, using graph line K-5, except in no case shall the snow load be less than 30 pounds per square foot.

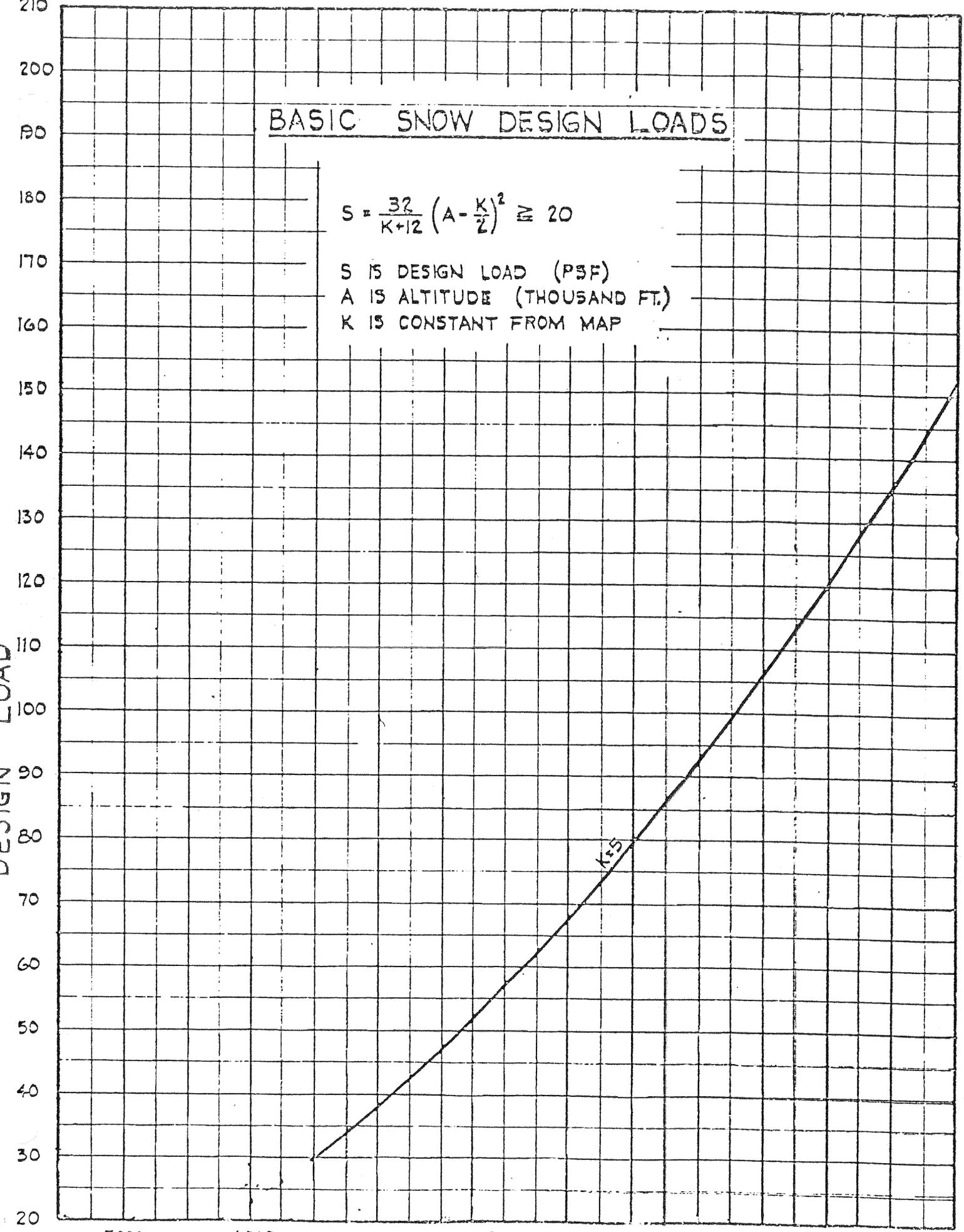
Addition to Section 2311-b - Basic Wind Speed

The special wind region as indicated on Figure No.4 shall apply. Basic wind speed for determining design wind pressure shall be 100 mile per hour.

# BASIC SNOW DESIGN LOADS

$$S = \frac{32}{K+12} \left( A - \frac{K}{2} \right)^2 \geq 20$$

S IS DESIGN LOAD (PSF)  
A IS ALTITUDE (THOUSAND FT.)  
K IS CONSTANT FROM MAP



5000      6000      7000      8000      9000      10000      11,000

ALTITUDE

The following appendix chapters are hereby adopted and enforced by Jefferson County, Colorado.

Appendix Chapter 7, Division I - Covered Mall  
Buildings

Appendix Chapter 11, Agricultural Buildings

Appendix Chapter 32, Re-roofing

Appendix Chapter 49, Patio Covers

Appendix Chapter 55, Membrane Structures

THE JEFFERSON COUNTY SUPPLEMENT TO THE  
UNIFORM PLUMBING CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the Colorado State Plumbing Code as adopted by the State Board of Plumbing Examiners and as may be amended from time to time by the State Board of Plumbing Examiners which Code consists of the Uniform State Plumbing Code, 1982 Edition, and any amendments adopted by State Board of Plumbing Examiners. The Colorado State Plumbing Code is adopted with the following deletions or additions to the Uniform Plumbing Code, 1982 Edition, the following items which will be known as the Jefferson County Supplement to the Uniform Plumbing Code.

- Sec. 20.3           Delete Sec. 203 in its entirety and substitute Sec. 303(d) of the Uniform Building Code, 1985 Edition and the Jefferson County Building Code Supplement, 1985 Edition.
  
- Sec. 20.7           Delete Schedule of Fees and substitute Plumbing Permit Fees (Table 3-A) enclosed.
  
- Sec. 20.12          Delete Sec. 20.12 in its entirety and substitute Sec. 202(f) of the Jefferson County Building Code Supplement.
  
- Sec. 20.14          Delete Sec. 20.14 in its entirety and substitute Sec. 204 of the Jefferson County Building Code Supplement.

## PLUMBING PERMIT FEES

(For Clarification may be referred to as Table 3-A)

## Permit Issuance

1. For issuing each permit . . . . . \$10.00
2. For issuing each supplemental permit. . . . . \$ 4.50

## Unit Fee Schedule (in addition to Item 1 or 2 above)

1. For each plumbing fixture on one trap  
(including water, drainage piping and backflow protection therefore). . . \$ 4.00
2. For each building drain-under slab. . . . . \$10.00
3. Rainwater systems-per drain (inside building) . . . . . \$ 4.00
4. For each water heater and/or vent . . . . . \$ 5.00
5. For each gas-piping system of one to four outlets . . . . . \$ 5.00
6. For each gas-piping system over four outlets, per outlet. . . . . \$ 1.00
7. For each industrial waste pre-treatment interceptor including its  
trap and vent, excepting kitchen-type grease interceptors  
functioning as fixture traps. . . . . \$ 8.00
8. For repair or alteration of drainage or vent piping, each fixture . . . \$ 2.00
9. For each backflow protective device other than atmospheric-type  
vacuum breakers;  
2 inches and smaller. . . . . \$ 5.00  
Over 2 inches . . . . . \$10.00

## Other Inspections and Fees

1. Inspection outside of normal business hours . . . . . \$15.00 per hour  
(minimum charge-two hours)
2. Reinspection fee. . . . . \$15.00 each
3. Inspections for which no fee is specifically indicated. . . . \$15.00 per hour  
(minimum charge - two hours)

JEFFERSON COUNTY SUPPLEMENT TO THE  
1985 UNIFORM MECHANICAL CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates as deletions or additions to the Uniform Mechanical Code, 1985 Edition, the following items which will be known as the Jefferson County Supplement to the Uniform Mechanical Code, 1985 Edition;

- Sec. 103           Section 103 - Scope - Chapter 22, Fuel-Gas Piping Appendix B, is hereby adopted.
- Sec. 201(a)       Delete Section 201(a) in its entirety and substitute Sec. 202(a) of the Jefferson County Building Code Supplement.
- Sec. 201(h)       Delete Section 201(h) in its entirety and substitute Sec. 202(f) of the Jefferson County Building Code Supplement.
- Sec. 203           Delete Section 203 in its entirety and substitute Sec. 204 of the Jefferson County Building Code Supplement.
- Sec. 302(c)       Delete Section 302(c) in its entirety and substitute Sec. 302(c) of the Jefferson County Building Code Supplement.
- Sec. 303(a)       Delete Section 303(a) in its entirety and substitute Sec. 303(a) of the Jefferson County Building Code Supplement.
- Sec. 504-f        Add the following words to the end of the paragraph ", or provide with an approved sensing system."
- Sec. 504-f        Correct the typographical error of "Liquefied problem", change to Liquefied petroleum."
- Sec. 306-G-2      Add the following:  
"No warm air supply or return air ducts may be installed between an R and M occupancy."
- Sec. 802           Add the following:  
Item 8. Any appliance requiring a vent shall not be placed under a stairway.
- Sec. 304-b        Delete Table 3-A in its entirety and substitute Table 3-A on following page.
- Appendix B       Delete Chapter 21 in its entirety.

(For clarification may be referred to as Table 3-A of the Uniform Mechanical Code)

MECHANICAL PERMIT FEES

Residential: This includes modular homes, duplexes, condominiums, residential construction, extensive remodeling and additions to, (based on enclosed living area).

Not more than 1,000 sq. ft. . . . .	\$30.00
Over 1,000 sq.ft. and not more than 1,500 sq.ft. . . . .	\$43.00
Over 1,500 sq.ft. and not more than 2,000 sq.ft. . . . .	\$53.00
Per 100 sq.ft. in excess of 2,000 sq.ft. . . . .	\$ 1.00

ALL OTHER FEES shall be computed on the dollar value of the mechanical installation, including fixtures and installation costs thereof, and such fees shall be as follows:

Valuation of Work:

Not more than \$300. . . . .	\$20.00
More than \$300 but not more than \$2,000 . . . . .	\$30.00
More than \$2,000 but not more than \$50,000 . . . . .	\$12.00 per ea.\$1,000 valuation or fraction thereof of total valuation

More than \$50,000 but not more than \$500,000.	\$50.00 plus \$5.00 per each \$1,000 valuation or fraction thereof of total valuation
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More than \$500,000	\$550.00 plus \$3.00 per each \$1,000 valuation or fraction thereof of total valuation
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- For the installation of each free standing Solid Fuel Heating appliance. . . . . \$30.00

I.C.B.O.NO. \_\_\_\_\_

U.L. NO. \_\_\_\_\_

- For the installation of each pre-fabricated Fireplace . . . . . \$30.00

I.C.B.O.NO. \_\_\_\_\_

U.L. NO. \_\_\_\_\_

JEFFERSON COUNTY SUPPLEMENT TO THE  
NATIONAL ELECTRIC CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the National Electric Code (NFPA-70), 1984 Edition, and the Uniform Administrative Code Provisions for the National Electric Code, 1984 Edition, with the following deletions or additions, the following items which will be known as the Jefferson County Supplement to the National Electric Code. The Board also adopts any modifications to the National Electric Code (NFPA-70), 1984 Edition, or the Uniform Administrative Code Provisions for the National Electric Code, 1984 Edition, which may from time to time be adopted by the State Electric Board pursuant to 12-23-104 CRS.

The following amendments to the Administrative Code Provisions for the National Electric Code, 1984 Edition are hereby adopted.

- Sec. 101 Chapter One - Title - Delete Sec. 101 in its entirety and add this Code shall apply to the unincorporated area of Jefferson County.
- Sec. 201(a) Delete Section 201(a) in its entirety and substitute Sec. 202(a) of the Jefferson County Building Code Supplement.
- Sec. 201(h) Delete Sec. 201(h) in its entirety and substitute Sec. 202(f) of the Jefferson County Building Code Supplement.
- Sec. 203 Delete Sec. 203 in its entirety and substitute Sec. 204 of the Jefferson County Building Code Supplement.
- Sec. 302(c) Delete Sec. 302(c) in its entirety and substitute 302(c) of the Jefferson County Building Code Supplement.
- Sec. 303(a) Delete Sec. 303(a) in its entirety and substitute Sec. 303(a) of the Jefferson County Building Code Supplement.
- Sec. 205 Sec. 205 - License. The following section is to be added:

No person shall engage in or work at the business, trade or calling, of a journeyman electrician or of a master electrician or residential wireman in unincorporated Jefferson County until he shall have received from the State Electrical Board a license as provided by Article 23 of Title 12 Colorado Revised Statutes as amended.

- Sec. 304(a) Delete Table 3-A in its entirety and substitute new Table 3-A as follows:
- Sec. 304(b) Delete Sec. 304(b) in its entirety and substitute Sec. 304(b) of the Jefferson County Building Code Supplement.
- Sec. 304(c) Delete Sec. 304(c) in its entirety and substitute Sec. 304(c) of the Jefferson County Building Code Supplement.
- Sec. 304(d) Delete Sec. 304(d) in its entirety and substitute Sec. 304(d) of the Jefferson County Building Code Supplement.

ELECTRICAL PERMIT FEES

(For Clarification may be referred to as Table 3-A)

Residential: This includes modular homes, duplexes, condominiums, residential construction, extensive remodeling and additions to, (based on enclosed living area).

Not more than 1,000 sq. ft. . . . .	\$30.00
Over 1,00 sq. ft. and not more than 1,500 sq.ft.. . . . .	\$43.00
Over 1,500 sq. ft. and not more than 2,000 sq. ft.. . . .	\$53.00
Per 100 sq. ft. in excess of 2,000 sq. ft.. . . . .	\$ 1.00

ALL OTHER FEES, shall be computed on the dollar value of the electrical installation, including fixtures and installation costs thereof, and such fees shall be as follows:

Valuation of Work:

Not more than \$300. . . . .	\$20.00
More than \$300 but not more than \$1,000 . . . . .	\$30.00
More than \$2,000 but not more than \$50,000. . . . .	\$12.00 per each \$1,000: valuation or fraction thereof of total valuation
More than \$50,000 but not more than \$500,000. . . . .	\$50.00 plus \$10 per each \$1,000 valuation or fraction thereof of total valuation
More than \$500,000. . . . .	\$550.00 plus \$8. per each \$1,000 valuation or fraction thereof of total valuation.
Mobile homes and travel trailer parks per space . . . . .	\$20.00
Reinspection on all the above . . . . .	\$20.00

The following amendments to the National Electric Code (NFPA-70) 1984 Edition are hereby adopted;

Article 336-3 Sec. 336-3 - Uses Permitted or Not Permitted  
Delete in its entirety and substitute as follows:

Type NM and Type NMC cables shall be permitted to be used in one and two family dwellings, multi-family dwellings and other structures not exceeding 8,000 square feet in total area and provided that such dwelling or structures do not exceed three floors above grade. For the purpose of this article, the first floor of a building shall be that floor which is designed for human habitation and which has 50 percent or more of its perimeter level with or above finished grade of the exterior wall line.