THE 2003 JEFFERSON COUNTY BUILDING CODE SUPPLEMENT

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THE 2003 JEFFERSON COUNTY BUILDING CODE SUPPLEMENT

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates as deletions or additions to the 2003 International Building Code, the following items which will be known as the 2003 Jefferson County Building Code Supplement, and will be referred to herein as "this Code." This Code shall apply to the unincorporated area of Jefferson County.

SECTION 101
GENERAL

101.1 Title. These Regulations shall be known as the Building Code of Jefferson County, Colorado, hereinafter referred to as "this code."

101.2 Scope - Delete Exception 2

Add the following new sections:

101.2.2 Date effective. (a) This Resolution shall be and is hereby declared to be adopted and in full force and effect, from January 1, 2004. This Code shall apply to all permits applied for after January 1, 2004. All prior resolutions and building codes previously adopted are hereby repealed and revoked in their entirety as to permits applied for after January 1, 2004.

NOTICE:

(b) ALL BUILDING PERMITS, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL, PLUMBING, ROOFING AND SIDING PERMITS, ISSUED THROUGH THE JEFFERSON COUNTY DEPARTMENT OF BUILDING SAFETY PRIOR TO AUGUST 19, 1980, EXPIRED DECEMBER 31, 2000.

101.2.3 Standards. Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation 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.

Delete 101.4.1 in its entirety and substitute as follows:

101.4.1 Electrical. The provisions of the 2002 National Electric Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.4 Plumbing. Change the last sentence to read as follows: Private sewage disposal systems are regulated by the Jefferson County Health Department.

101.4.5 Delete in its entirety.

101.4.6. Add the following sentence: The provisions of the International Fire Code are not adopted herein and the International Fire Codes must be enforced by the Local Fire Districts having authority.

SECTION 102
APPLICABILITY

Delete 102.6 in its entirety and substitute as follows:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code.

SECTION 103
DEPARTMENT OF BUILDING SAFETY

Delete 103.3 in its entirety and substitute as substitute as follows:

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Jefferson County Board of County Commissioners, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL

Add the following section:

104.7.1 Records. 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.

Delete 104.8 in it's entirety.

Delete 104.11 in it's entirety and substitute as follows:

104.11 Alternative materials, design and methods of construction and equipment for specific permits. The provisions of this Code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this Code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this Code, and that the material, method or work offered is, for the limited purpose intended, at least the equivalent of that prescribed in this Code in quality, strength, effectiveness, fire resistance, durability and safety. This section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

SECTION 105
PERMITS

105.2 Work exempt from a permit. Add the following paragraph:

Work exempted from requiring a building permit does not preclude any required approval from the Planning and Zoning department. 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.

Building:

105.2 Revise Item 1 to read as follows:

1. One-story, detached accessory structures used as tool and storage sheds, play houses, and similar uses, provided the floor area does not exceed 200 square feet, the building height does not exceed 10 feet and the horizontal roof area does not exceed 264 square feet.

105.3 Application for permit. Add the following:

8. A completed Move and Set Pre-Inspection Form (provided by the department) shall be submitted to the Department of Building Safety prior to applying for a Move and Set permit. The original seal and signature of a Colorado Registered Professional Engineer will be required unless waived by the Department.

Delete Section 105.5 in its entirety and substitute as follows:

105.5 Expiration. Permits having a valuation of less than $100,000.00 shall expire one (1) year after date of issuance unless voided for suspension, abandonment or failure to commence the work as provided above. Permits having a valuation of $100,000.00 or more shall expire two (2) years after date of issuance unless voided for suspension, abandonment or failure to commence the work as provided in Section 105.3.2.
The building official may extend the time on an unexpired permit for a period not exceeding 180 days upon 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.

Add the following sections:

105.8 Transfer of permits. An unexpired building permit may be transferred from one party to another upon written application to the Building Official, provided no inspections have been made and there is no change in the plans and specifications. If any inspections have been completed on the original permit, the new permittee

shall pay one-half of a new permit fee. No change will be made in the expiration date of the original permit.

105.8.1 Owner assuming role as contractor. The building official may allow the property owner to assume the role of contractor at any time on an active building permit by providing the Building Official with a letter listing the permit number, the address of the project and stating that the original contractor is no longer in the employ of the owner, provided that no change of ownership has occurred since the permit was issued. This change may be done at no charge. No change will be made in the expiration date of the original building permit.

SECTION 106
CONSTRUCTION DOCUMENTS

106.1.1 Information on construction documents. Add the following sentence:

The first sheet of each set of plans shall give the exact locations of the work to be done and the person who prepared such plans and specifications.

Add the following section:

106.1.4 Responsibility for preparation of plans and specifications. In accordance with Section 106.3.4.1 the building official shall 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:

1. Foundations are constructed on caissons or any other method other than spread footings conforming to the requirements of Appendix Chapter M.
2. Roof framing or wall framing is “other than standard” construction not conforming to the requirements of Chapters 16 and 23.
3. All buildings in Groups A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.
4. Confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building is required.

106.3.3 Phased approval. Add the following paragraph:
When the Department of Building Safety 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 Department of Building Safety 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.

SECTION 107
TEMPORARY STRUCTURES AND USES

Delete Section 107.3 in its entirety and substitute as follows:

107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final electrical inspection has been approved. The part covered by the temporary power shall comply with the

requirements specified for temporary lighting, heat or power in the 2002 National Electric Code.

SECTION 108
FEES

Delete section 108.2. in its entirety and substitute as follows

108.2 Schedule of permit fees. A fee for each building permit shall be paid to the building official as set forth in Table 1-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 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. All Department of Building Safety fees which contain a fraction of a dollar will be rounded to the next highest dollar.

108.3 Building permit valuations. Add the following sentence:

The applicant for a permit shall provide an estimated value of all the work to be performed including mechanical, electrical, and plumbing at time of application. Final building permit valuation shall be as determined by the building official. Valuation may be based on the adjusted annual average cost of construction as published in the "Buildings Safety Journal" by the International Code Council.

Delete Section 108.4 in its entirety and substitute as follows:

108.4 Investigation Fee. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or is in violation of the approved plans, shall be subject to an investigation fee. The investigation fee shall be in addition to the required permit fee, shall be equal to the permit fee, and shall be collected whether or not a permit is then or subsequently issued.

108.4.2 Reinspection fees. A reinspection fee 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 is not posted or otherwise available 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 requiring the approval of the building official. A re-inspection fee may be assessed for failure to post a readily visible address.
To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 1-A. In instances where reinspection fees have been assessed, no additional inspection of the work shall be performed until the required fees have been paid

108.5.1 Plan review fee. When submittal documents are required by Section 106.1, a plan review fee shall be charged on all permits. This fee may be required at time of

submittal of the documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A.

108.5.2 Expiration of plan review. Applications for which no permit is issued within sixty (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 sixty (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 in Table 1-A.

108.6 Fee refunds. Add the following:

The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. 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.

Add the following sections:

108.6.1 Processing fee. There will be a minimum $30.00 fee for processing refunds.

108.6.2 Plan review fee refunds. The building official may authorize the refunding 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.

108.6.3 Fee refund application. The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than sixty (60) days after the date of the fee payment.

108.7 Reinspections fees. A reinspection fee 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.
This section 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 inspection record card is not posted or otherwise available 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 requiring the approval of the building official. A re-inspection fee may be assessed for failure to post a readily visible address as required in Section 109.2.

To obtain a reinspection, the applicant shall pay the reinspection fee in accordance with Table 1-A or as set forth in the fee schedule adopted by the jurisdiction.

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

TABLE 1-A
BUILDING PERMIT FEES

TOTAL VALUATION			FEE
$ 1.00	to	$ 500.00	$23.50
$ 501.00	to	$ 2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$ 2,001.00	to	$ 25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$ 25,001.00	to	$ 50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$ 50,001.00	to	$ 100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$ 100,001.00	to	$ 500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$ 500,001.00	to	$ 1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$ 1,000,001.00	and up		$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00 or fraction thereof

Other Inspections and Fees:

1. Inspections outside of normal business hours.....$50.00 per hour*
   (Minimum Charge -- two hours)
2. Reinspection fees assessed under provisions of Section 108.4.2.....$50.00 per hour*
3. Inspections for which no fee is specifically indicated .....$50.00 per hour*
4. Additional plan review required by changes, additions or revisions to plans.....$50.00 per hour*
5. For use of outside consultants for plan checking and inspections, or both.....Actual Cost**
6. For issuance of each temporary Certificate of Occupancy $750.00***

* Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

** Actual costs includes administrative and overhead costs.

*** $500.00 will be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

SECTION 109
INSPECTIONS

Delete Section 109 in its entirety and substitute as follows:

109.1 General. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain 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.

109.2 Inspection record card. Work requiring a building 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 to make the required entries conveniently 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 has all required signatures and is returned to the Department of Building Safety for verification.

109.3 Required inspections. The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

109.3.1 Footing inspections. To be made after trenches are excavated, forms erected and reinforcing steel, if any, placed and before any footings are poured.

109.3.1.1 Drilled pier inspections. Will be made while the piers are being drilled. The Engineer of record or his authorized representative shall be present during the drilling operations and be available to the County building inspector during required inspections per Appendix Chapter M.

109.3.1.2 Foundation wall inspections. Will be made after the footings or piers have been poured. The foundation walls will be formed and reinforcing steel and void material is in place per accepted plan.

109.3.2 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

109.3.3 Midroof inspection. A midroof inspection shall be required when the roof is between 10 percent and 25 percent completed.

109.3.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating, wires, pipes and ducts inspections are approved.

109.3.5 Lath or gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

109.3.6 Fire-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

109.3.8 Other inspections. In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this Code and other laws that are enforced by the Department of Building Safety.

109.3.9 Special inspections. For special inspections, see Section 901.5.1 and Section 1704 of the 2003 International Building Code.

109.3.10 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

SECTION 110
CERTIFICATE OF OCCUPANCY

Add the following section:

110.1.1 Certificate of occupancy. No Certificate of Occupancy shall be issued unless it has first been determined that the curb, gutter and sidewalk adjoining to the property which is required pursuant to Jefferson County Land Development Regulations has been satisfactorily completed in accordance with the Jefferson County Roadway Design and Construction manual or other construction plan approved by the County for the subject property.

Delete 110.3 in its entirety and substitute as follows:

110.3 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid. There will be a fee for a Temporary Certificate of Occupancies as set forth in Table 1-A.

Delete Section 112 Board of Appeals in its entirety and substitute as follow:

SECTION 112
BOARD OF REVIEW

112.1 General. 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 (3) members and two (2) alternate members. In the absence or abstention of a regular member an 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 (3) year terms respectively, except that the alternate members shall be appointed for a one (1) 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 the 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 (2) 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 on all proceedings.

112.2 Power of the Board. The Board shall have the following powers:

112.2.1 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.

112.2.2 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.

112.2.3 The Board, in appropriate cases and subject to appropriate principles, standards, rules, conditions, and safeguards set forth in the International Residential Code, may grant special exceptions to the International Residential Code in harmony with the general intent and purpose of the code. The board shall have no authority to waive requirements of this code.

112.2.4 In order to recognize changes in building materials and construction, the Board shall, at the request of the building official, review the 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.

112.2.5 Appeals from decisions of the building official shall be filed not less than seven (7) days prior to a Board of Review hearing to appear on the agenda for that meeting. Appeals must be in writing, on forms prescribed by the Board of Review. Such 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; and the reason why the person appealing believes the decision of the building official is in error. Three (3) 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 placed in the building permit file.

112.2.6 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.

112.2.7 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.

112.2.8 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 the ruling is reversed or modified.

112.2.9 If a second or special hearing is granted by the Board, a fee of $250.00 shall be paid by the appellant at the time of filing.

Delete 115 in its entirety.

SECTION 504
HEIGHT MODIFICATION

Add the following section:

504.1.1 Special height provision. A Group U Occupancy building, used as an accessory to a Group R, Division 3 Occupancy, and not exceeding 1000 square feet in area per floor as determined by outside dimensions, may have a second story provided the second story is for non-habitable use only. For buildings exceeding 1000 square feet in total area, the exterior wall and opening protection shall be as required for a building classified as a Group R, Division 1 Occupancy.

SECTION 901
GENERAL

Add the following Section:

901.5.1 Special inspector required. All fire protection systems required by this Chapter shall be inspected and approved by a special inspector. The inspector shall be an employee of the fire department having jurisdiction or another qualified individual with prior approval of the building official. Inspections and approvals will be regulated under Chapter 17 of this Code.

WILDFIRE ZONE MAP

The Wildfire Zone line generally follows

what is called the "mountain front,"

which is a line connecting the average

Eastern-most points on the 6400 foot contour line of the U.S.G.S. topographic maps. The State Forest Service concurs that this line indicates the predominant change from plain to mountain topography. The canyons are within the Wildfire Zone 1 because of the chimney-effect of the terrain. The location of the Wildfire Zone Line recognizes vegetation, slope, fire department accessibility, water supply, response time and infrastructure.

This line has been imposed on the Jefferson County Base Map to divide the County into two Wildfire Zones as described in Chapter 15 of the Jefferson County Supplement to the International Building Code.

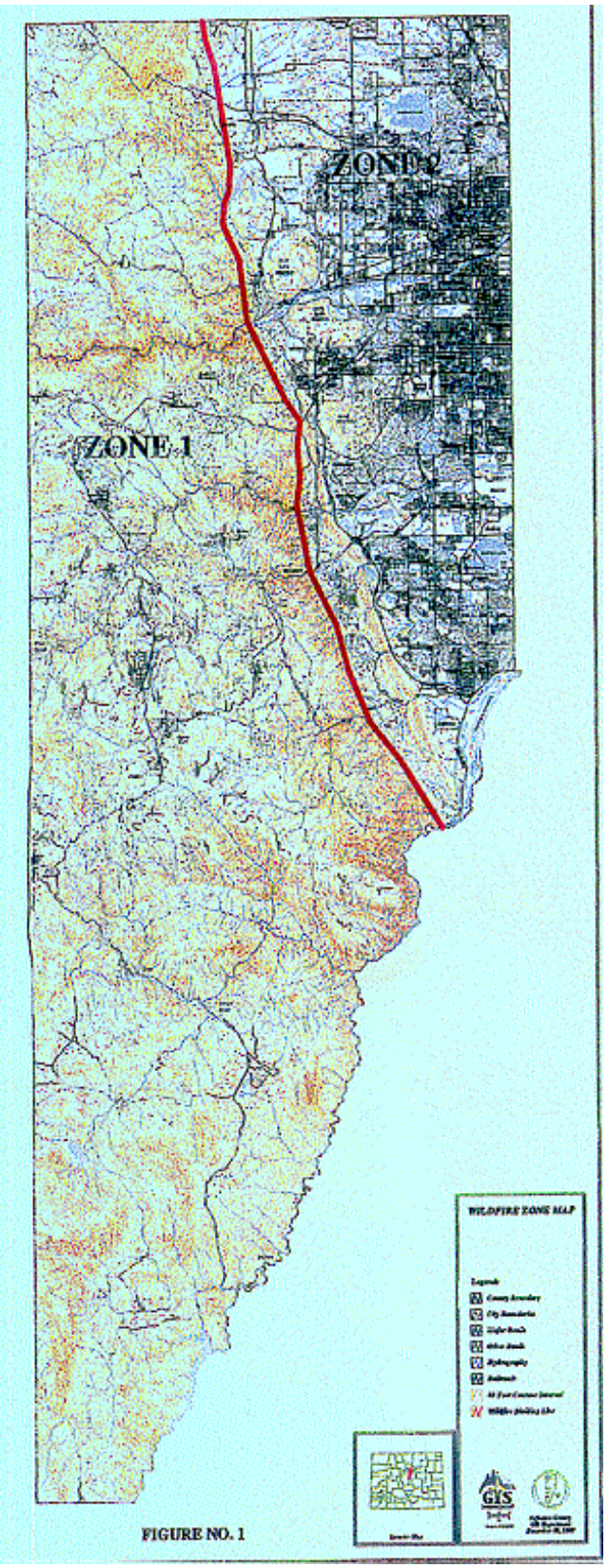

FIGURE NO. 1

SECTION 1505
FIRE CLASSIFICATION

Add the following sections:

1505.8 Wildfire zones defined. For the purpose of this Code, the unincorporated portion of Jefferson County is divided into Wildfire Zones which shall be known and designated as Wildfire Zones 1 and 2. The Wildfire Zones shall include such territory or portions of the unincorporated county as shown in Figure No. 1, the Wildfire Zone Map, which is attached to and incorporated into this chapter by this reference and is located in this Supplement. For sites close to the dividing line, a larger scale map is available in the Planning and Zoning Department for determining within which Wildfire Zone a property is located.

1505.9 Buildings located in more than one Wildfire Zone. A building or structure which is located partly in one Wildfire Zone and partly in another shall be considered to be in the Wildfire Zone in which more than one-third of its total floor area is located.

1505.10 Moved buildings. Any building or structure moved within or into any Wildfire Zone shall be made to comply with all the requirements for new buildings in that Wildfire Zone.

1505.11 Restrictions in Wildfire Zone 1.

1505.11.1 General. Buildings hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 1 shall comply with the following:

1505.11.2 Roof coverings, Material Zone 1. Except where Section 1505 and Table 1505.1 require greater protection, roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing shall be Class A in accordance with Section 1505.2. Re-roofing includes any repairs of more than 10% of the total roof covering during any three-year period. A repair of 10% or less of the total roof covering in any three-year period may utilize approved roofing materials comparable to the existing roofing materials.

1505.12 Restrictions in Wildfire Zone 2.

1505.12.1 General. Buildings hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 2 shall comply with the following:

1505.12.2 Roof coverings. Except where Section 1505 and Table 1505.1 require greater protection, roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing shall be Class A, Class B or Class C, or any other roof covering permitted by this Code.

Add the following section and Table 1608.1.1.

1608.1.1 Snow loads. The roof structure shall be designed for snow loads as determined by the Basic Snow Load Design Table 1608.1.1, except in no case shall the snow load be less than 30 pounds per square foot.

BASIC SNOW LOAD DESIGN
TABLE 1608.1.1

S = Snow Load (psf) E = Elevation Above Sea Level $S = 1.882 \times (.001E - 2.5)^2$

Elevation (asl)	Snow Load (psf)	Elevation (asl)	Snow Load (psf)
<6,500	30	9,000	80
6,500	30	9,125	83
6,625	32	9,250	86
6,750	34	9,375	89
6,875	36	9,500	92
7,000	38	9,625	96
7,125	40	9,750	99
7,250	42	9,875	102
7,375	45	10,000	106
7,500	47	10,125	109
7,625	49	10,250	113
7,750	52	10,275	117
7,875	54	10,500	120
8,000	57	10,625	124
8,125	60	10,750	128
8,250	62	10,875	132
8,375	65	11,000	136
8,500	68	11,125	140
8,625	71	11,250	144
8,750	74	11,375	148
8,875	76	11,500	152

1609.1.2.1 Basic wind speed. The Special Wind Region, as indicated in Figure 1609 of the 2003 International Building Code, shall apply. Basic wind speed for determining wind pressure shall be 100 miles per hour Exposure “C”.

SECTION 1612
FLOOD LOADS

Section 1612.1 Add the following sentence: Planning and Zoning Department approval required pursuant to other county regulations.

Section 1612.3 Establishment of flood hazard areas. Insert jurisdiction name, **Jefferson County, Colorado** and insert date of issue **May 27, 2003.**

SECTION 1802
FOUNDATION & SOILS INVESTIGATION

Add the following section:

1802.3.3 Design criteria for Designated Dipping Bedrock Area.

Note: The <u>Designated Dipping Bedrock Area</u> is determined by the Planning and Zoning Department.

Piers:

Minimum pier length of 25 feet when bedrock is shallower than 19 feet below surface grade. For piers designed for support in bedrock, minimum 6 foot penetration into bedrock is required.

Minimum pier diameter of 10 inches

Minimum 1.5% steel area (Grade 60) = 1.18 square inches on 10 inch diameter pier = (2) #7 Grade 60 bars in 10 inch diameter pier

Pier steel should extend into top row of wall steel.

Foundation Walls:

Designed for minimum 50 p.c.f. equivalent fluid pressure when house penetrates bedrock or when soils adjacent to basement swell greater than 4% at 1000 pound surcharge or 5% at 500 pound surcharge. Higher minimum equivalent fluid pressures should be used if geotechnical report indicates.

Structural basement floor required if bedrock is encountered within 6 feet of basement floor or when soils within 6 feet swell greater than 4% at 1000 pound surcharge or 5% at 500 pound surcharge. Adjustable teleposts must be used at intermediate structural floor support.

No wall with a lateral surcharge on only one side shall be greater than 25 feet in length without counterfort or buttress.

Minimum 6 inch foundation voids should be used when bedrock is encountered within 6 feet of basement or when soils within 6 feet of basement swell greater than 4% at 1000 pound surcharge or 5% at 500 pound surcharge.

Drainage and Grading:

A foundation drain and sump pit shall be installed in all homes unless exempted by section R405.1 of the 2003 International Residential Code. If the sump pit is the sole discharge system used, an operational pump must be installed with adequate surface discharge or discharge into positive sloped pipe to an underdrain. If the sump pit is used as a backup to an underdrain connection, a pump is not required.

Foundation drains shall have a minimum 1% fall with the low point at the discharge connection.

Add the following section:

2111.1.1 New Fireplaces

Every new fireplace shall have permanently installed one of the following:

1. Approved gas logs
2. Other approved gas or alcohol specific appliances
3. An approved fireplace insert meeting the most stringent emission standards for wood stoves established under State statute and/or regulations promulgated by the State Air Quality Control Commission (AQCC) as of the time of installation of the fireplace; or
4. A solid fuel burning device which is exempt from and not eligible for certification under U.S. Environmental Agency (U.S. EPA) regulations for wood stoves but which has been tested to demonstrate its emission performance is in accordance with criteria and procedures not less stringent than those required by the U.S. EPA and/or AQCC for wood stoves manufactured after July 1, 1990, subject to the following:

(a) All test criteria and procedures shall be submitted by the applicant for review and approval by the Jefferson County Health Department prior to approval testing

(b) Emission performance approval of the solid fuel burning device shall be based upon test results that demonstrate to the Jefferson County Health Department's satisfaction that the solid fuel burning device meets the emission performance requirements of the U.S. EPA and/or AQCC for wood stoves manufactured after July 1, 1990. (Effective January 1, 1991 - CC90-617.)

3410.2 Applicability. Insert date, January 1, 2004.

THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2003 INTERNATIONAL FUEL GAS CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates as deletions or additions to the 2003 International Fuel Gas Code which will be referred to as Jefferson County Supplement to International Fuel Gas Code

Delete Section 103.1 in its entirety and substitute as follows:

103.1 General. The official in charge of the Department of Building Safety shall be known as the Code Official.

Delete Section 103.2 in its entirety and substitute as follows:

103.2 Appointment. The Code Official shall be appointed by the Jefferson County Board of County commissioners.

Delete Section 103.4 in its entirety.

106.5.2 Permit Fees. The following Fee Table is to be used to determine the permit fees for all fuel gas permits issued for work not in conjunction with an active building permit.

FEE TABLE	
VALUATION OF WORK	**PERMIT FEE**
Not more than $2,000.00	$30.00
More than $2,000.00 but not more than $50,000.00	$14.00 per each $1,000.00 valuation or fraction thereof
More than $50,000.00 but not more than$500,000.00	$150.00 plus $11.00 per each $1,000.00valuation or fraction thereof
More than $500,000.00	$1,150.00 plus $9.00 per each $1,000.00 valuation or fraction thereof

303.3 Appliance location. Add Item Number 6. LPG appliances. LPG appliances shall not be installed in a pit, basement or crawl space where unburned fuel may accumulate unless an approved sensing device is installed. Delete Exception Numbers 3 and 4.

304.11 Combustion air ducts. Add the following sentence: Combustion air ducts shall terminate within 4 feet of the appliance served.

404.9 Minimum burial depth. Add the following sentence: Plastic gas pipe shall be installed a minimum depth of 18 inches below grade.

Delete the following section in its entirety.

404.9.1 Individual outside appliances..

406.4.1 Test pressure. Delete in its entirety and substitute as follows:

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 (20 kPa gauge), 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. **Welded gas and medium pressure piping (14 inch water column or greater) shall be tested at a minimum of 60 PSI.**

601 .1 Scope. Add the following sentence: Approved gas logs shall be installed in new solid fuel burning fireplaces when required by Sections 2111.1.1 of the International Building Code Amended effective January 1, 2004.

Delete Section 621 Unvented room heaters, in its entirety.

THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2003 INTERNATIONAL PLUMBING CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the 2003 International Plumbing Code, with the following deletions and additions, the following items which will be known as the Jefferson County Supplement to the 2003 International Plumbing Code. The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict, the more restrictive shall apply.

Delete Section 103.1 in its entirety and substitute as follows:

103.1 General. The official in charge of the Department of Building Safety shall be known as the Code Official.

Delete Section 103.2 in its entirety and substitute as follows:

103.2 Appointment. The Code Official shall be appointed by the Jefferson County Board of County Commissioners.

Section 106.6.2 Permit Fees: The following Fee Table is to be used to determine the permit fees for all mechanical permits issued for work not in conjunction with an active building permit.

FEE TABLE	
VALUATION OF WORK	**PERMIT FEE**
Not more than $2,000.00	$30.00
More than $2,000.00 but not more than $50,000.00	$14.00 per each $1,000.00 valuation or fraction thereof
More than $50,000.00 but not more than$500,000.00	$150.00 plus $11.00 per each $1,000.00valuation or fraction thereof
More than $500,000.00	$1,150.00 plus $9.00 per each $1,000.00 valuation or fraction thereof

305.6.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

417.4 Shower compartments. Add the following sentence: The minimum net egress width from the shower compartment shall be 22 inches.

904.1 Roof extension. All open vent pipes which extend through a roof shall be terminated at least 6 inches above the roof or 6 inches above the anticipated snow accumulation, except where a roof is to be used for any purpose other than weather protection, the vent extensions shall run at least 7 feet above the roof.

The following Appendix Chapters to the International Plumbing Code, 2003 Edition, are hereby adopted and enforced by Jefferson County, Colorado. No other appendix chapters are adopted.

Appendix Chapter B -- Rates of Rainfall for Various Cities.

Appendix Chapter D -- Degree Day and Design Temperatures for Cities in the United States.

Appendix Chapter E – Sizing of water piping systems.

Appendix Chapter F -- Structural Safety.

THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2003 INTERNATIONAL MECHANICAL CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the 2003 International Mechanical Code and this Supplement, with the following deletions and additions, the following items which will be known as the Jefferson County Supplement to the 2003 International Mechanical Code.

Delete Section 103.1 in its entirety and substitute as follows:

103.1 General. The official in charge of the Department of Building Safety shall be known as the Code Official.

Delete Section 103.2 in its entirety and substitute as follows:

103.2 Appointment. The Code Official shall be appointed by the Jefferson County Board of County commissioners.

106.5.2 Permit fees. The following Fee Table is to be used to determine the permit fees for all mechanical permits issued for work not in conjunction with an active building permit.

FEE TABLE	
VALUATION OF WORK	**PERMIT FEE**
Not more than $2,000.00	$30.00
More than $2,000.00 but not more than $50,000.00	$14.00 per each $1,000.00 valuation or fraction thereof
More than $50,000.00 but not more than$500,000.00	$150.00 plus $11.00 per each $1,000.00valuation or fraction thereof
More than $500,000.00	$1,150.00 plus $9.00 per each $1,000.00 valuation or fraction thereof

Add the following Sections

303.3.1 LPG appliance. LPG appliances shall not be installed in a pit, basement or crawl space where unburned fuel may accumulate unless an approved sensing device is installed.

506.3.6 Grease duct clearances. Change the 3 inch dimension to read 6 inches.

708.1 General. Add the following item:

9. Combustion air ducts shall terminate within 4 feet of the appliance served.

903.1 General. Add sentence: Every new installation of a solid fuel-burning, vented decorative appliance or room heater shall meet the most stringent emission standards for woodstoves established under State statute and/or regulations promulgated by the State Air Quality Control Commission as of the time of installation of the appliance or room heater. (Effective January 1, 1991 - CC90-617.)

THE JEFFERSON COUNTY SUPPLEMENT
to
THE 2002 NATIONAL ELECTRIC CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the National Electric Code (NFPA-70), 2002 Edition, with the following deletions or additions, the following items which will be known as the Jefferson County Supplement to the 2002 National Electric Code. The Board also adopts any modifications to the National Electric Code (NFPA-70,), which may from time to time be adopted by the State Electrical Board pursuant to Section 12-23-104 C.R.S.

The following amendments to the Administrative Code Provisions for the National Electric Code, 2002 Edition, are hereby adopted:

Article 80 is not adopted.

Permit fees. The following Fee Table is to be used to determine the permit fees for all electrical permits issued for work not in conjunction with an active building permit.

FEE TABLE	
VALUATION OF WORK	**PERMIT FEE**
Not more than $2,000.00	$30.00
More than $2,000.00 but not more than $50,000.00	$14.00 per each $1,000.00 valuation or fraction thereof
More than $50,000.00 but not more than$500,000.00	$150.00 plus $11.00 per each $1,000.00valuation or fraction thereof
More than $500,000.00	$1,150.00 plus $9.00 per each $1,000.00 valuation or fraction thereof

The following amendments to the National Electric Code (NFPA-70), 2002 Edition, are hereby adopted.

Article 210.52 Dwelling Unit Receptacle Outlets

(B) Small Appliances

(1) Receptacle Outlets Served

Add the following sentence:

Such circuits, whether two or more are used, shall have no other outlets and shall be limited to a maximum of four (4) outlets per circuit.

REQUIREMENTS FOR THE
2003 INTERNATIONAL ENERGY CONSERVATION CODE

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates the 2003 International Energy Conservation Code and this Supplement as published by the International Code Council without additions or deletions. This Code shall apply to the unincorporated areas of Jefferson County.

The following Appendix Chapters are hereby adopted and enforced by the Jefferson County Department of Building Safety,

Appendix Chapter C: Group U - Agricultural Buildings

Appendix Chapter M: "Instructions for Completing the Foundation Compliance Form"

Appendix Chapter N: -- "Unsafe Buildings and Structures."

Appendix Chapter M
(New Chapter)
Instructions for Completing the Foundation Compliance Form

A completed Foundation Compliance Form is required for all foundations designed by an engineer or architect.

1. Section A or B shall be filled out completely and stamped by a Professional Engineer or Licensed Architect. (In the case of drilled piers, a Professional Engineer's stamp is required.) Please refer to the form to determine whether Section A or B is applicable.

2. The form cannot be altered.

3. If a drilled pier foundation is used, drilling logs SHALL be attached.

4. The completed form shall be submitted PRIOR to requesting a final building inspection.

5. Failure to follow these outlined procedures will result in REJECTION of the Foundation Compliance Form and a delay in the final building inspection and/or issuance of the Certificate of Occupancy.

SITE CONDITIONS/PREPARATIONS

This section deals with the general onsite conditions found on the particular property to be inspected. These conditions include, but are not limited to:

Site Vegetation
Tree Roots
Lot Cut
Lot Fill

Site vegetation: Foundation excavations shall be inspected for the presence of organic matter and vegetation. Such vegetation includes native grasses, weeds, shrubs and other vegetation. The site shall be void of such materials before the installation of the foundation.

Tree roots: The areas of the foundation where concrete will be placed shall be inspected for the presence of roots of trees and shrubs and shall be void of such materials before the installation of the foundation.

Lot cut and fill: Cut and fills which may affect the performance of the structure shall be verified to be of a stable configuration and meet the bearing capacity specified in the geotechnical report and foundation design.
Drainage: Any site drainage conditions that would require special site preparation or foundation design shall be noted and reported to the design engineer prior to installation of the foundation.

Other: The existence of other site conditions specified in the plans must be verified.

Tolerances: Any reference to a "tolerance" means the tolerance which is specified in the accepted plans.

Piers/pier holes: Piers (caissons) shall be inspected within the following parameters.

Number	Alignment
Size	Spacing
Depth	Concrete
Material Penetration	Cap Finish
Groundwater	Reinforcing
Refuse Material	Casings

Number: Total number of piers (caissons) shall be identical to pier number specified in design and specifications. Drilling logs shall be provided by the drilling contractor specifying the total number drilled and depth of each.

Inspections shall be made on a minimum of 50% of pier holes. The inspections shall include piers drilled on all levels of excavations, as well as at opposite ends of the excavations (two corners; diagonal.) A sketch showing the location of pier holes shall be attached.

Size: Minimum diameter tolerance on piers. Any variation in pier diameter shall be approved by the design engineer and noted on the drill log submitted with the Foundation Compliance Form. Diameter to be measured with steel tape.

Depth: Depth shall be per design and specifications and must be measured with steel tape.

Material penetration: Piers shall be drilled into bedrock or refusal per design and specifications. Inspection to be made with light and mirror test and onsite evaluation of material brought out of pier hole.

Groundwater: Pier holes should be dry at time of inspection. If conditions observed indicate more than 4" of groundwater in any pier hole, the inspector will remain to inspect <u>all</u> caissons and concrete placement.

Refuse material: Pier holes should be clean at the bottom and shall be visually inspected.

Alignment: Piers are to be straight, plumb, and true and shall be visually inspected. Proper alignment shall be verified at various depths of hole.

Spacing: Piers shall be located and spaced properly as per accepted foundation design and specifications.
Concrete: Concrete shall be placed and tested per the strength specifications and placement procedures contained in the accepted plans. Concrete shall be properly cured per the specified plans and standard engineering practice.

Cap finish: The pier cap shall be clean and the same diameter as the piers per accepted foundation design and specification.

Reinforcing: Reinforcing in pier shall be per accepted foundation and structural design and specifications.

Casing: If water is found in pier hole greater than 4" deep or if cave-in of pier hole sides occurs, design engineer shall specify remedy and should note the remedy on the submitted documentation accompanying the drill log.

PIER AND BEAM

Piers shall be inspected as outlined. Beams shall conform to the following:

Pier union to beam via steel shall be per plans and design specifications.

Grade beam shall be of proper dimension per design specifications.

Grade beam shall be placed as specified in accepted design and specifications.

The top of drilled piers shall be clean and placed per accepted design specifications to create a uniform pier shaft.

Steel should be continuous with no gaps, except as specified in the accepted plans.

Steel size and grade shall be per accepted plans and design specifications.

The pier cap shall be clean and the same diameter as the piers per the accepted specifications.

BEAM VOIDS

Proper void size and material shall be per plans.

Void material shall be properly placed per specifications in accepted construction plans.

Void material shall be in good condition.

Wet or collapsed void material shall be replaced prior to concrete placement or reestablished after forms are removed.

Joints in void material shall be sealed.

All concrete infiltration into void space shall be removed after forms are removed.

FOUNDATION WALLS/SPREAD AND PAD FOOTINGS/SLAB-ON-GRADE

Height, depth, width, length and reinforcing shall be per accepted foundation structural design and specifications.

Steel reinforcing: Reinforcement steel/mesh shall be as specified by accepted foundation and structural design as to size, type and grade. Steel shall be clean and free of loose rust. Any loose rust or scaling shall be removed before concrete placement. The steel/mesh shall be positioned in the center of the slab or as outlined in the accepted plans.

Foundation drains: Foundation drains to be located and placed as per accepted foundation design and specifications.

The drains shall be inspected to verify the fall specified in the plans. The daylight or discharge point shall also be inspected to verify positive flow.

FOUNDATION COMPLIANCE FORM

Do Not Alter This Form (Please Print Legibly)

JEFFERSON COUNTY DEPARTMENT OF BUILDING SAFETY PERMIT NO. _____

100 JEFFERSON COUNTY PARKWAY DATE OF ISSUANCE:_____

GOLDEN, COLORADO 80419-3540

CONSTRUCTION SITE ADDRESS CONTRACTOR'S NAME AND ADDRESS

_____ _____

_____ _____

Type of Foundation _____ Drilled Piers _____ Spread Footings _____ Pad and Grade Beam

_____ Narrow Spread Footings _____ Other (Please Specify) _____

FOUNDATION INSPECTION PROCEDURE

All inspections must be performed according to the procedures outlined in this Appendix Chapter M, of the 2003 Jefferson County Code Supplement and must be signed, dated, and stamped by a Colorado Registered Professional Engineer or Colorado Licensed Architect. (Drilled pier foundations must bear the seal of a Colorado Registered Professional Engineer.) This appendix to the code provides a procedural guideline and is as comprehensive as possible, but cannot account for every possible situation encountered in the field. The guidelines shall be deemed to be the minimum inspection required and do not relieve the engineer or architect from any responsibility to conduct such additional inspections as may be necessary to determine that the foundation conforms to the plans and specification accepted for construction for the above referenced project. The inspecting engineer/ architect is required to consult the design engineer/architect on any unusual condition which may arise on the site. A set of foundation drawings bearing the Jefferson County Stamp must be on the job site. Any modifications to accepted plans must be approved by the design engineer and revised plans showing those modification submitted to the Department of Building Safety.

VERIFICATION OF INSPECTION

Our representative has inspected the applicable portion of the foundation and subsurface drainage system (where applicable) in accordance with the guidelines set forth in this appendix chapter of the International Building Code. I do hereby verify that the portions inspected were in compliance with the plans and specifications on file with the Department of Building Safety. However, this verification is not a guarantee as to the overall performance of the foundation system.

Drilling logs for drilled pier foundations MUST be attached to the Foundation Compliance Form.

Fill out Section A if one engineer has completed and is responsible for all the required inspections. Fill out Section B **only if more than one engineer** has completed and is responsible for **all** the required inspections.

SECTION A

Type Of Inspection		Dates of Inspections	Seal, Signature & Date
1.	Site Condition / Preparation		
2.	Pier Holes & Piers / Caissons / Footings		
3.	Grade Beams / Foundation Walls / Slab on Grade		
4.	Other:		
5.	Foundation Drains		
Engineer:			
Firm Name:			
Address:			

SECTION B

Site Condition Preparation	Dates of Inspections	Seal, Signature & Date
Engineer:		
Firm Name:		
Address:		

Pier Holes & Piers Caissons Spread Footings Pad Footings	Dates of Inspections	Seal & Signature
Engineer:		
Firm Name:		
Address:		

Grade Beams Foundation Walls Slab-on-Grade	Dates of Inspections	Seal & Signature
Engineer:		
Firm Name:		
Address:		

Other : Specify	Dates of Inspections	Seal & Signature
Engineer:		
Firm Name:		
Address:		

Foundation Drains	Dates of Inspections	Seal & Signature
Engineer:		
Firm Name:		
Address:		

NOTE: A completed Foundation Compliance Form must be submitted and recorded with the Jefferson County Department of Building Safety PRIOR to requesting a final building inspection.

SAMPLE DO NOT COPY

APPENDIX CHAPTER N
(New Chapter)
UNSAFE BUILDINGS AND STRUCTURES

115.1 Unsafe buildings or structures. 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.

115.2 Public nuisances. 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 this section.

115.2.1 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 reoccupied until the required repairs and improvements are completed, inspected, and approved by the building official.

If no address can be found for the owner of said property, 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 (3) days after the publication date of said newspaper.

Proper service of such notice shall be by personal service upon the owner of record, or 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.

115.2.2 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 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.

115.2.3 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.

115.2.4 Costs. Costs incurred under subsection 115.2.3 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.