

**IMPORTANT NOTICE: The local Fire District has individual authority to enforce fire code standards beyond the county's requirements. Cooperation and coordination with your local fire district early in the process may prevent costly alterations to your project and ensure compliance with all applicable health and safety standards.**

## **THE 2009 JEFFERSON COUNTY RESIDENTIAL CODE SUPPLEMENT**

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# THE 2009 JEFFERSON COUNTY RESIDENTIAL CODE SUPPLEMENT

After due consideration, the Jefferson County Board of County Commissioners hereby adopts and promulgates as deletions or additions to the 2009 International Residential Code, the following items which shall be known as the 2009 Jefferson County Residential Code Supplement, and shall be referred to herein as "this Code." This Code shall apply to the unincorporated area of Jefferson County.

## **SECTION 101 GENERAL**

**R101.1 Title.** These provisions shall be known as the Residential Code for One-and Two-Family Dwellings of Jefferson County, Colorado, and shall be cited as such and will be referred to herein as "this code".

### **Add the following Section:**

**R101.2.1 Date effective.** This Resolution shall be and is hereby declared to be adopted and in full force and effect, from January 1, 2010. This Code shall apply to all permits applied for after January 1, 2010. All prior resolutions and building codes previously adopted are hereby repealed and revoked in their entirety as to permits applied for after January 1, 2010.

### **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**

### **Add the following Section:**

**R101.2.2 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.

## **SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL**

### **Add the following Section**

**R104.7.1 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 Section R104.8 in its entirety**

**Amend the following section to read:**

**R104.10.1 Areas prone to flooding.** The building official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2 (1) without the approval of the Planning and Zoning Division.

**Delete R104.11 in its entirety and substitute as follows:**

**R104.11 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 R105 PERMITS**

**R105.2 Exempted work. Add the following:**

Work exempted from requiring a building permit does not preclude any required approval from the Planning and Zoning Division. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits shall 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.

**R105.2 Revise the following items to read as follows:**

Item 1. One-story, detached accessory structures provided the floor area does not exceed 200 square feet, the building height does not exceed 14 feet and the horizontal roof area does not exceed 264 square feet.

Item 2. Fences

Item 3. Retaining walls

Item 4. Tanks

Item 7. Prefabricated swimming pools

Item 10. Decks that are not more than 30 inches above the grade plane

Item 11. Antennas

Item 12. Roof repairs consisting of 10% or less of total roof area.

**R105.3 Application for permit. Add the following:**

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

**R105.5 Expiration. Add the following paragraph:**

Permits having a valuation of less than \$100,000 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 or more shall expire two (2) years after date of issuance unless voided for suspension, abandonment or failure to commence the work. The building official may extend the expiration date for a period not exceeding 180 days upon 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 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:**

**R105.10 Transfer or cancellation of permits.** An unexpired building permit may be cancelled or transferred from one party to another upon written application to the Building Official by the original permittee or owner of the property, 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 shall be made in the expiration date of the original permit.

**R105.10.1 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 shall be made in the expiration date of the original building permit.

**SECTION R106  
CONSTRUCTION DOCUMENTS**

**Add the following Sections:**

**R106.1.1.1 Fire protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this Code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 of the 2009 International Building Code and Section P2904.

**R106.1.1.2 Exterior wall envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, insulation, and details around openings, door and window schedules, U factors and R factors.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

**R106.1.1.3 Responsibility for preparation of plans and specifications.** 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 for, but not limited to:

1. All foundations except for detached accessory structures not greater than 720 square feet.
2. Wall or Roof framing, other than standard construction, not conforming to the requirements of Chapters 6 and 8.
3. Foundations located in designated dipping bedrock areas and per Section R403.1.8 and R403.1.9
4. Metal buildings and structures.
5. Log structures.
6. Where Ground Snow Load is greater than 70 pounds p.s.f.

**R106.3.3 Phased approval. Add the following:**

When the Division of Building Safety has issued a building permit for construction of part of a building or structure and the County adopts a new building code, the Division 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.

**Add the following sections:**

**R106.3.4 Design Professional Required.** When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Chapter 17 of the 2009 International Building Code, such structural observations shall be required under this code, the inspection report shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The duties specified in Chapter 17 of the 2009 International Building Code are also incorporated into this Code.

**Add the following Section:**

**R106.6 Expiration of Plan Review**

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review 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 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application may be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

**SECTION R107  
TEMPORARY STRUCTURES AND USES**

**Delete Section R107.3 in its entirety and substitute as follows:**

**R107.3 Temporary power.** The building official is authorized to give permission to temporarily supply and use power in part of an Electrical 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 2009 Edition of the Jefferson County Residential Code and the currently adopted Electrical Code.

**SECTION R108  
FEES**

**Delete Section R108.2 in its entirety and substitute as follows:**

**R108.2 Schedule of permit fees.** A fee for each building permit shall be paid to the building official as set forth in Appendix L. 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. All Division of Building Safety fees which contain a fraction of a dollar shall be rounded to the next highest dollar.

**R108.3 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. Construction cost valuations may be adjusted accordingly based on recommendations as published in the "Buildings Safety Journal" by the International Code Council.

**Add the following sections:**

**R108.4.1 Investigation Fee.** Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or is in violation of the reviewed plans, or in violation of section R109.6, shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees unless waived. The additional fee shall be equal to the permit fee. An investigation fee may be collected whether or not a permit is then or subsequently issued.

**R108.4.2 Temporary certificate of occupancy.** There shall be a fee for a Temporary Certificate of Occupancy as set forth in Table 1-A.

**R108.4.3 Reinspections.** 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 reviewed 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 R319.1

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.

**R108.4.4 Plan review fee.** When submittal documents are required by Section 106.1, a plan review fee equal to sixty-five (65) percent of the permit fee shall be charged on all permits. This fee may be required at time of submittal of the documents for plan review. Plan review fees may be waived by the building official for projects with a valuation of less than \$50,000. Projects having received a Stop Work Order, may be charged a plan review fee regardless of valuation.

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.

**Add the following sections:**

**R108.5.1 Refund processing fee.** There shall be a minimum \$45 fee for processing any refunds. All refunds must be requested on the Refund Request Form provided by the division. The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

**R108.5.2 Permit fee refund.** The building official may authorize the refunding of the permit fee paid when no work has been done under any permit issued in accordance with this Code. Written application for said refund must be filed by the original permittee not later than sixty (60) days after the date of the fee payment and within the same calendar year.

**R108.5.3 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.

**Delete Section R108.6 in its entirety**

**BUILDING PERMIT FEES**

**Appendix L**

**2009 International Residential Code**

**Table 1-A**

<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1 to \$1,000	\$55
\$1001 to \$2,000	\$70
\$2,001 to \$40,000.	\$69 for the first \$2,000 plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$ 100,001 to \$ 500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$ 500,001 to \$ 1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$ 1,000,001 to \$ 5,000,000	\$6,327 for the first \$1,000,000 plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$ 5,000,001 and over	\$18,327 for the first \$5,000,000 plus \$1 for each additional \$1,000 or fraction thereof
<b>Other Inspections and Fees:</b>	
1. Inspections outside of normal business hours..... \$100 per hour* (Minimum Charge -- two hours)	
2. Reinspection fees assessed under provisions of Section 108.4.1..... \$100 per hour*	
3. Inspections for which no fee is specifically indicated ..... \$100 per hour*	
4. Additional plan review required by changes, additions or revisions to plans..... \$100 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***	

**Other Fees**

- \* 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 include administrative and overhead costs.
- \*\*\* \$500 shall be refunded if a Certificate of Occupancy is issued prior to the expiration of the Temporary Certificate of Occupancy.

## **SECTION R109 INSPECTIONS**

**Delete Section R109 in its entirety and substitute as follows:**

**R109.1 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.

**R109.2 Inspection record card.** Work requiring an Inspection Record Card shall not be commenced until the permit holder or his agent shall have posted the 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 shall 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 Electrical meters shall be released until the card has all required signatures and is returned to the Division of Building Safety for verification.

**R109.3 Required inspections.** The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

**R109.3.1 Footing inspections.** To be made after trenches are excavated, forms erected and reinforcing steel, if any, placed and before any footings are poured.

**R109.3.1.1 Drilled pier inspections.** Shall 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 X.

**R109.3.1.2 Foundation wall inspections.** Shall be made after the footings or piers have been poured. The foundation walls shall be formed and reinforcing steel and void material in place per accepted plan.

**R109.3.1.3 Concrete Encased Electrode (UFER) Observation.** Shall be made prior to concrete placement surrounding UFER. Refer to Article 250.52 (A) (3) of the currently adopted Electrical Code.

**R109.3.2 Structural concrete slab or under-floor inspection.** Concrete slab and under-floor inspections shall be made after in-slab 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.

**R109.3.3 Building sheathing inspection.** A building sheathing inspection shall be made after all sheathing is installed and fastened per reviewed plans and prior to concealment.

**R109.3.3.1 Midroof inspection.** A midroof inspection shall be required when the roof is at least 10 percent but not more than 25 percent completed. It shall be the applicant's duty to provide reasonable and safe access to all portions of the roof for both mid-roof and final inspections. The inspector has the authority to make the determination for what is reasonable and safe.

**R109.3.4 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.

**R109.3.4.1 Insulation inspection.** An insulation inspection shall be made after the framing inspection has passed. The reviewed plans must be on site and the components of the building thermal envelope, including U factors, R values and air infiltration must match the plans.

**R109.3.5 Gypsum board inspection.** Gypsum board inspections shall be made after 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.

**R109.3.6 Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

**R109.3.8 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 Division of Building Safety.

**R109.3.9 Special inspections.** For special inspections, see Chapter 17 of the 2009 International Building Code.

**R109.3.10 Final Building Inspection.** The Final Building Inspection shall be made after all work required by the building permit is completed and all other inspections approved.

**R109.4 Inspection agencies.** The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

**R109.5 Inspection requests.** It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspection of such work for any inspections that are required by this Code.

**R109.6 Approval required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this Code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

## **SECTION R110 CERTIFICATE OF OCCUPANCY**

**Add the following Section:**

**R110.1.1 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.

**R110.4 Temporary occupancy. Add the following sentence:**

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 R112 Board of Appeals in its entirety and substitute as follow:**

## **SECTION R112 BOARD OF REVIEW**

**R112.1 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 shall 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 shall 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.

**R112.2 Power of the Board.** The Board shall have the following powers:

**R112.2.1** 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.

**R112.2.2** 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.

**R112.2.3** 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.

**R112.2.4** 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.

**R112.2.5** 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 shall 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.

**R112.2.6** 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.

**R112.2.7** 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 shall be entered unless new evidence is submitted which would not have been with due diligence, presented at the previous hearing.

**R112.2.8** 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.

**R112.2.9** If a second or special hearing is granted by the Board, a fee of \$250 shall be paid by the appellant at the time of filing.

**R202 Definitions:**

**Townhouse. Change to read as follows:** A single-family dwelling unit separated by a lot line, and constructed in a group of **two** or more attached units in which each unit extends from foundation to roof and with open space on at least two sides. Each unit shall be provided with completely separated utilities.

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

Ground and Roof Snow Load	Wind Design		Seismic Design Category	Subject To Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects		Weathering	Frost line depth	Termite					
Varies See Table	100 mph Exposure B	Yes	"B"	Severe	36"	Slight to Moderate	1° F	Yes	Varies	532	50.5° F

**R301.2.3 Ground Snow Loads & Minimum Roof Snow Loads. Add the following:**

**SNOW LOAD TABLE  
(No Reductions Allowed to Minimum Roof Snow Loads)  
TABLE R301.2.3**

Elevation (asl)	Ground Snow Load (psf)	Roof Snow Load (psf)	Elevation (asl)	Ground Snow Load (psf)	Roof Snow Load (psf)
<6,500	43	30	9,000	114	80
6,500	43	30	9,125	119	83
6,625	46	32	9,250	123	86
6,750	49	34	9,375	127	89
6,875	51	36	9,500	132	92
7,000	54	38	9,625	137	96
7,125	57	40	9,750	142	99
7,250	60	42	9,875	146	102
7,375	64	45	10,000	152	106
7,500	67	47	10,125	156	109
7,625	70	49	10,250	162	113
7,750	74	52	10,275	167	117
7,875	77	54	10,500	172	120
8,000	82	57	10,625	177	124
8,125	86	60	10,750	183	128
8,250	89	62	10,875	189	132
8,375	93	65	11,000	194	136
8,500	97	68	11,125	200	140
8,625	102	71	11,250	206	144
8,750	106	74	11,375	212	148
8,875	109	76	11,500	217	152

**R302.2 Townhouses. Delete the Exception and substitute as follows:**

**Exception:** A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 35 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section 302.4.

**Delete Section R302.3 in its entirety and substitute as follows:**

**R302.3 Two Family Dwellings.** Dwelling units in two-family dwellings shall be separated from each other by fire-resistance-rated walls identical to those separating townhouses in R302.2 through R302.4 and/or floor-ceiling assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling assemblies shall extend to and be tight against the exterior wall.

**R302.5.1 Opening protection:** Add the following sentence: Doors shall be self-closing.

**R305.1.1 Minimum height. Delete Exception 1 in its entirety and substitute as follows.**

**Exception 1:** All basements in new dwelling units shall have ceiling heights as required for habitable space. Beams, girders, duct work, and similar items, shall not project more than 4 inches (101.6 mm) below the required finished ceiling height.

**R311.7.4.3 Profile. Add the following exception:**

3. A Nosing projection is not required for concrete stairs, interior or exterior.

**Section R313 is deleted in its entirety**

**Add the following Section:**

**R403.1.9 Design criteria for Designated Dipping Bedrock Area, as determined by the Planning and Zoning Division**

**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 shall 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 1,000 pound surcharge or 5% at 500 pound surcharge. Higher minimum equivalent fluid pressures shall 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 1,000 pound surcharge or 5% at 500 pound surcharge. Adjustable teleposts shall 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 shall be used when bedrock is encountered within 6 feet of basement or when soils within 6 feet of basement swell greater than 4% at 1,000 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. If the sump pit is the sole discharge system used, an operational pump shall 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.

**R601.3 Vapor retarders.** Include Class III.

### **Add the following sections.**

**R905.1.1 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 Division for determining within which Wildfire Zone a property is located.

**R905.1.2 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 on-half of its total floor area is located.

**R905.1.3 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.

**R905.1.4 Re-roofing:** Re-roofing includes any repairs of more than 10% of the total roof covering during any one-year period. A repair of 10% or less of the total roof covering in any one-year period may utilize approved roofing materials comparable to the existing roofing materials.

#### **R905.1.5 Restrictions in Wildfire Zone 1**

**R905.1.5.1 Roof coverings, General, Zone 1:** Buildings hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 1 shall comply with the following: Except where this Code requires a greater protection, roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing shall be Class A.

#### **R905.1.6 Restrictions in Wildfire Zone 2.**

**R905.1.6.1 Roof coverings, General Zone 2:** Buildings hereafter erected, constructed, enlarged, altered, repaired or moved into Wildfire Zone 2 shall comply with the following: Except where this Code requires 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.

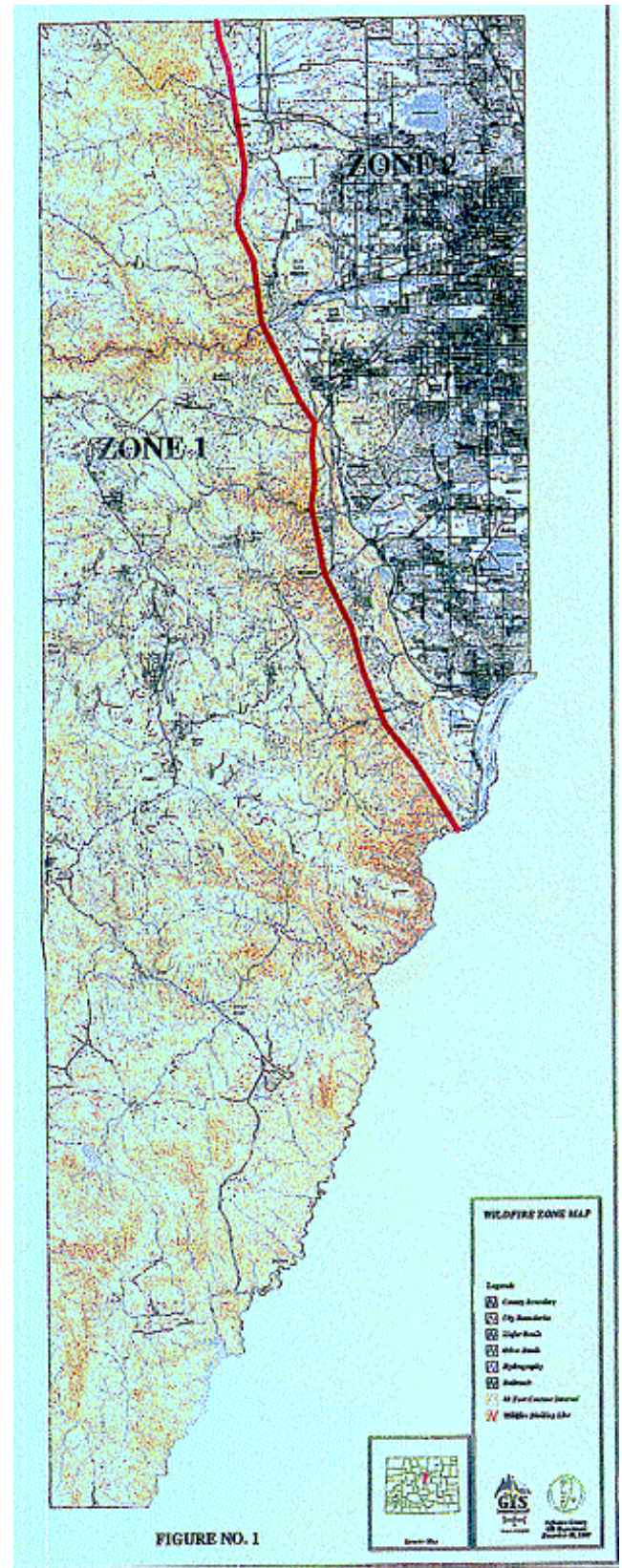
## WILDFIRE ZONE MAP

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 9 of the Jefferson County Supplement to the 2009 International Residential Code.



**R1003.1 Masonry fireplaces. General.**

**and**

**R1004.1 Factory-Built Fireplaces. General Add the following paragraph to both sections:**

Every new fireplace shall have permanently installed either:

1. Approved gas logs
2. Other approved gas or alcohol specific appliances
3. An approved solid fuel appliance 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 classified as exempt from and not eligible for certification under U.S. Environmental Agency (U.S. EPA) regulation 40CFR part 40 subpart AAA for wood stoves but has been tested by an accredited testing agency 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) Emission performance approval of the solid fuel burning device shall be based upon test results that demonstrate to the Jefferson County Division of Building Safety'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.)
5. Unlisted fire pits shall not be permitted.

**Delete Section N1101.9 Certificate in its entirety and substitute as follow:**

**N1101.9 Certificate.**

A completed **Insulation Certificate** shall be submitted to the division for acceptance prior to a final building inspection.

**MECHANICAL CODE**  
**Chapters 12 through 23**

**Add the following Section.**

**M1201.3 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.

<b>FEE TABLE</b>	
<b>VALUATION OF WORK</b>	<b>PERMIT FEE</b>
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

**Add the following Sections:**

**M1307.1.1 Gas logs.** Approved gas logs shall be installed in new solid fuel burning fireplaces when required by Sections R1003 & 1004 of the 2009 International Residential Code Amended effective January 1, 2010.

**M1401.1.1 Unvented room heaters.** Unvented room heaters are prohibited.

**M1414.3 Solid fuel decorative appliances.** Every new installation of a solid fuel burning vented decorative appliance or room heater shall meet the most stringent emission standards for wood stoves 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)

**M1602.4 Location of return air ducts.** Return air ducts run in the same chase as a fuel burning appliance vent shall be tightly sealed.

**M1703.2.1.1 Location of combustion air.** Combustion air ducts shall terminate within 4 feet of the appliance served.

**FUEL GAS  
Chapter 24**

**Add the following:**

**G2401.2 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.

<b>FEE TABLE</b>	
<b>VALUATION OF WORK</b>	<b>PERMIT FEE</b>
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

**G2406.2 Delete Exception Numbers 3 and 4.**

**G2407.11 Add Item Number 9. Combustion air ducts.** Combustion air ducts shall terminate within 4 feet of the appliance served.

**Delete Section 2417.4.1 in its entirety and substitute as follows.**

**G2417.4.1 (406.4.1) Test pressure.** The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (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.

**G2432.1 General. Add the following sentence:**

Approved gas logs shall be installed in new solid fuel burning fireplaces when required by Sections R1003 & R1004 of the International Residential Code Amended effective January 1, 2010.

**Delete Section G2445 in its entirety and substitute as follows**

**SECTION G2445. Unvented Room Heaters are prohibited.**

**PLUMBING CODE**  
**Chapters 25 through 33**

**P2501.3 Permit fees.** The following Fee Table is to be used to determine the permit fees for all plumbing permits issued for work not in conjunction with an active building permit.

<b>FEE TABLE</b>	
<b>VALUATION OF WORK</b>	<b>PERMIT FEE</b>
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

**P2603.6.1 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.

**ELECTRICAL CODE**  
**Chapters 34 through 43**

**Add the following section:**

**E3401.5 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.

<b>FEE TABLE</b>	
<b>VALUATION OF WORK</b>	<b>PERMIT FEE</b>
Not more than \$2,000	\$45
More than \$2,000 but not more than \$50,000	\$16 per each \$1,000 valuation or fraction thereof
More than \$50,000 but not more than \$500,000	\$150 plus \$13 per each \$1,000 valuation or fraction thereof
More than \$500,000	\$650 plus \$12 per each \$1,000 valuation or fraction thereof

**E3901.3 Small appliance receptacles. Add the following sentence:**

Such circuits, whether two or more are used, shall be limited to a maximum of four (4) outlets per circuit.

**The following Appendix chapters to the 2009 IRC are hereby adopted and enforced by Jefferson County, Colorado.**

**Appendix Chapter A:** Sizing and Capacities Of Gas Piping.

**Appendix Chapter B:** Sizing of Vent Systems.

**Appendix Chapter C:** Exit Terminals of Mechanical Draft Systems.

**Appendix Chapter K:** Sound Transmission

**Appendix Chapter L:** Permit Fees

**Appendix Chapter M:** Home Day Care

**The following New Appendix Chapters are to be added and adopted.**

**Appendix Chapter X in this Supplement:** Instructions For Completing The Foundation Compliance Form, required for all foundations designed by an engineer or architect.

**Appendix Chapter Y in this Supplement:** Unsafe Buildings and Structures.

## **Appendix Chapter X (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 shall 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 shall 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 shall 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 shall remain to inspect all caissons and concrete placement.

**Refuse material:** Pier holes shall 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 shall 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 shall 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 DIVISION 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 shall be performed according to the procedures outlined in this Appendix Chapter X, of the 2009 Jefferson County Code Supplement and shall be signed, dated, and stamped by a Colorado Registered Professional Engineer or Colorado Licensed Architect. (Drilled pier foundations shall 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 shall be on the job site. Any modifications to accepted plans shall be approved by the design engineer and revised plans showing those modification submitted to the Division 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 Division 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 SHALL be attached to the Foundation Compliance Form.

Section A may be used if one engineer has completed and is responsible for all the required inspections.

Fill out Section B 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 shall be submitted and recorded with the Jefferson County Division of Building Safety PRIOR to requesting a final building inspection.

**APPENDIX CHAPTER Y**  
**(New Chapter)**  
**UNSAFE BUILDINGS AND STRUCTURES**

**R115.1 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, or 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.

**R115.2 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.

**R115.2.1 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.

**R115.2.2 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 indicating the condition of the building. 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 as indicated on the notice.

**R115.2.3 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 shall be transmitted to the County Commissioners who shall cause the same to be paid and levied as a special assessment against the property.

**R115.2.4 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.