

Chapter 2 BUILDING CODES

SECTIONS:

- 3-2-1: Adoption^{1, 2}**
3-2-2: International Building Code Revised
3-2-3: Permit Fee Schedule

3-2-1: Adoption³

That certain documents, copies of which are on file in the office of the Zoning and Building Official of the Town of Westcliffe, being marked and designated as the International Building Code, 2006 edition, the International Residential Code, 2006 edition, the International Mechanical Code, 2006 edition, the International Fire Code, 2006 edition, the International Existing Buildings Code, 2006 edition and the International Energy Conservation Code, 2006 edition, EXCLUDING ALL APPENDICES UNLESS SPECIFICALLY ADOPTED BY THIS ORDINANCE, as published by the International Code Council, be and are hereby adopted as the Building Code for the Town of Westcliffe, in the State of Colorado, for regulating and governing the design, construction, demolition alteration, movement and safety of all property, buildings and structures; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Westcliffe are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance. (Ord. 3-1991, 8-6- 1991; Ord. 3-1996, 11-12-1996, Ord. 1-2000, eff. 5/5/2000, Ord. 2-2008, eff.6/5/2008, Ord. 7-2016, eff. 6-2-2016)

3-2-2: International Building Code Revised **A. International Building Code:**

1. Section 101.1. Insert: Town of Westcliffe
2. Section 101.4.1 Amend to read: Electrical inspections are performed by Colorado State Electrical Inspectors according to the State's adopted Code. A separate permit is required for electrical work.
3. Section 101.4.4 Amend to read: Plumbing inspections are performed by Colorado State Plumbing Inspectors according to the State's adopted Code. A separate permit is required for plumbing work.
4. Section 101.4.5 Amend: Replace *International Property Maintenance Code* with *International Existing Building Code*.
5. Section 108.2 Amend to read: **Schedule of permit fees.** On buildings, structures, gas and mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as

¹ Title 3, Chapter 2, Section 1 is repealed and replaced, (Ord. 3-1991, 8-6-1991; Ord. 3-1996, 11-12-1996, Ord. 1-2000, eff. 5/5/2000, Ord. 2-2008, eff.6/5/2008)

² Title 3, Chapter 2, Section 2 is repealed (Ord 1-2002, eff. 2/2/2002, Ord. 6-2002, eff. 10/3/2002, Ord. 2-2008, eff. 6/5/2008)

³ Title 3, Chapter 2, is repealed and replaced in its entirety (Ord. 7-2016, eff. 6/2/2016)

required, in accordance with the Town of Westcliffe Building Permit Fees Schedule. Fees for Government entities applying for a permit may be reduced by Fifty Percent (50%) at the discretion of the Building Official.

- 6. Section 112.3 This section is deleted in its entirety.
- 7. Section 1612.3. Insert: Town of Westcliffe
- 8. Section 1612.3. Insert: dated 08/13/1976
- 9. Section 3401.3 Amend to read: **Compliance with other codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes in occupancy in the *International Fire Code, International Mechanical Code, International Existing Buildings Code and International Residential Code.*
- 5. Section 3410.2. Insert: Date 06/01/2008 (Ord. 7-2016, eff. 6/2/2016)

B. International Residential Code:

- 1. Section R101.1. Insert: Town of Westcliffe
- 2. Section R108.2. **Schedule of permit fees.** On buildings, structures, gas and mechanical systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Town of Westcliffe Building Permit Fees Schedule.
- 3. Section R301.2 (1) Insert: Ground Snow Load = 50 psf
Wind Speed = 110 mph
Seismic Design Cat = Exposure C
Weathering = Severe
Frost Line Depth = 40 inches
Termite = N/A
Winter Design Temp = -10°
Ice Barrier Underlayment = NO
Flood Hazards = 8/13/1976
Air Freezing Index = 2000-3000
Mean Annual Temp = 40°
- 4. Section P2603.6.1 Insert: Number (2 places) = 18 inches
- 5. Appendix "E", MANUFACTURED HOUSING USED AS DWELLINGS: is adopted and included in it's entirety as a part of this code. (Ord. 7-2016, eff. 6/2/2016)

C. International Mechanical Code:

- 1. Section 101.1 Insert: Town of Westcliffe
- 2. Section 106.5.2 Insert: Town of Westcliffe Building Permit Fees Schedule
- 3. Section 106.5.3 Insert: 80% (2 Places)
- 4. Section 108.4 Insert: Misdemeanor, \$300.00
- 5. Section 108.5 Insert: \$50.00, \$300.00 (Ord. 7-2016, eff. 6/2/2016)

D. International Fire Code:

1. Section 101.1 Insert: Town of Westcliffe
2. Section 103.1 Amend to read: **General.** The Wet Mountain Fire Protection District is hereby named as the Department of Fire Prevention for the Town of Westcliffe. The function of the department shall be the implementation, administration and enforcement of the provisions of this code.
3. Section 109.3 Insert: Misdemeanor, \$300.00
4. Section 111.4 Insert: \$50.00, \$300.00
5. That the geographic limits referred to in certain sections of the 2006 International Fire Code are hereby established as follows:
 - a. Section 3204.3.1.1 Amend paragraph two to read: Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited in all Zoning Districts with the exception of Heavy Industrial.
 - b. Section 3404.2.9.5.1 Amend to read: **Locations where above-ground tanks are prohibited.** Storage of Class I and II liquids in above ground-tanks outside of buildings is limited to 500 gallons in Zones CC, HC, RR, SF, MF and MH.
 - c. Section 3406.2.4.4 Amend to read: **Locations where above-ground tanks are prohibited.** The storage of Class I and II liquids in above-ground storage tanks is limited to 500 gallons in Zones CC, HC, RR, SF, MF and MH.
 - d. Section 3804.2 Amend to read: **Maximum capacity within established limits.** With the exception of Heavy Industrial zones, the storage of liquefied petroleum gas, for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 500 gallons. (Ord. 7-2016, eff. 6/2/2016)

E. International Existing Buildings Code:

1. Section 101.1 Insert: Town of Westcliffe
2. Section 305.6 Amend to read: **Electrical.** Electrical inspections are performed by Colorado State Electrical Inspectors according to the State's adopted Code. A separate permit is required for electrical work.
3. Section 305.9 Amend to read: **Plumbing.** Plumbing inspections are performed by Colorado State Plumbing Inspectors according to the State's adopted Code. A separate permit is required for plumbing work.
4. Section 507 Amend: Remove all sections and replace with: 507.1 **Electrical.** Electrical inspections are performed by Colorado State Electrical Inspectors according to the

- State’s adopted Code. A separate permit is required for electrical work.
- 5. Section 509 Amend: Remove all sections and replace with: 508.1 **Plumbing.** Plumbing inspections are performed by Colorado State Plumbing Inspectors according to the State’s adopted Code. A separate permit is required for plumbing work.
 - 6. Section 708 Amend: Remove all sections and replace with: 708.1 **Electrical.** Electrical inspections are performed by Colorado State Electrical Inspectors according to the State’s adopted Code. A separate permit is required for electrical work.
 - 7 Section 710 Amend: Remove all sections and replace with: 710.1 **Plumbing.** Plumbing inspections are performed by Colorado State Plumbing Inspectors according to the State’s adopted Code. A separate permit is required for plumbing work.
 - 6. Section 908 Amend: Remove all sections and replace with: 908.1 **Electrical.** Electrical inspections are performed by Colorado State Electrical Inspectors according to the State’s adopted Code. A separate permit is required for electrical work.
 - 7 Section 910 Amend: Remove all sections and replace with: 910.1 **Plumbing.** Plumbing inspections are performed by Colorado State Plumbing Inspectors according to the State’s adopted Code. A separate permit is required for plumbing work
 - 2. Section 1301.2 Insert: 06/01/2008 (Ord. 7-2016, eff. 6/2/2016)

F. International Energy Conservation Code:

- 1. Section 101.1 Insert: Town of Westcliffe (Ord. 7-2016, eff. 6/2/2016)

3-2-3: Permit Fee Schedule⁴

TOTAL VALUATION	FEE
\$1 up to & including \$500	\$100.00
\$500.01 to \$2,000	\$100.00 for the first \$500.01; plus \$4 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,000.01 to \$25,000	\$200 for the first \$2,000.01; plus \$15 for each additional \$1,000 or fraction thereof, to and including \$25,000

⁴ Title 3, Chapter 3, Section 3 is repealed and replaced in its entirety. (Ord. 2-2021, eff. 6/1/2021)

\$25,00.01 to \$50,000	\$1000 for the first \$25,000.01; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 to \$100,000	\$1500 for the first \$50,000.01; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000.01 to \$500,000	<p style="text-align: right;">Title 3, Chapter 2, Page 4</p> \$2,500 for the first \$100,000.01; plus \$ for each additional \$1,000, to and including \$500,000
\$500,000.01 to \$1,000,000	\$7,500 for the first \$500,000.01; plus \$6 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000.01 and up	\$12,500 for the first \$1,000,000.01; plus \$4 for each additional \$1,000 or fraction thereof

The Town may from time to time adjust the building permit fees. Inspection fees are included in the building code fee unless re-inspections are necessary. Re-inspections will be billed at the discretion of the Building Code Official and shall not be more than \$50.00. (Ord. 7-2016, eff. 6/2/2016)