

## CHAPTER 6

### SECTION 1

#### Building Regulations

##### Subsections:

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#### **6-1-1 ADOPTION AND APPLICATION OF CODES.**

(Subsection Amended by Ord 9-2008)

(A) There is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare, The International Building Code, 2006, Edition, including Appendices E, I and J, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing, the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such structures; and providing for the issuance of permits and collection of fees therefore.

(B) There is hereby adopted for the purpose of providing minimum standards to protect persons and property, public safety, health and general welfare, The International Residential Code, 2006 Edition, including Appendices E, G, H, and J, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress and the issuance of permits and collection of fees therefore.

(C) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Mechanical Code, 2006 Edition, including Appendix A, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the

subject matter of which is regulations governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems and the issuance of permits and collection of fees therefore.

(D) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fuel Gas Code, 2006 Edition, including Appendices A, B, C, and D, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing fuel gas systems and gas-fired appliances and the issuance of permits and collection of fees therefore.

(E) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Energy Conservation Code, 2006 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems and for the issuance of permits and collection of fees therefore.

(F) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Fire Code, 2006 Edition, including Appendices B and C, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations safeguarding life and property from fire and explosion hazards arising from the occupancy of buildings and premises and the issuance of permits and collection of fees therefore.

(G) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Existing Building Code, 2006 Edition, including Appendices A and B, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the repair, alteration, change of occupancy, addition and relocation of existing buildings including historic buildings and the issuance of permits and collection of fees therefore.

(H) There is hereby adopted for the purpose of providing minimum standards to protect persons and property The International Property Maintenance Code, 2006 Edition, including Appendices A and B, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795; the subject matter of which is regulations governing the conditions and maintenance of all property, building and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; and the issuance of permits and collection of fees therefore.

(I) Pursuant to C.R.S. 12-58-104(1)(e), The Colorado Plumbing Code, as adopted by the State Examining Board of Plumbers and amended from time to time shall apply to all plumbing work within the Town.

(J) One copy of each of the above codes is on file in the office of the Town Clerk and may be inspected during regular business hours. Additional copies are available for purchase.

**6-1-2 ADMINISTRATION.**

(A) The Town Council may appoint a Building Official or one or more inspectors, who shall be employees of the Town, to enforce, interpret and administer the provisions of this Section and the codes adopted herein by reference, except that the State Electrical Inspector shall have primary responsibility to enforce, interpret and administer the Electrical Code in accordance with State law. No certificate of occupancy shall be issued until the State Electrical Inspector has approved any electrical work.

(B) The Building Official or his designated representative shall have the right to enter upon public and private property at all reasonable times to inspect or enforce the provisions of this Section and any of the codes adopted herein by reference. If the premises are occupied, he shall request entry. If the premises are unoccupied, he shall make efforts to locate the owner or the persons in custody to request entry. If entry is refused, the Building Official shall have recourse as provided by law to secure entry.

**6-1-3 CHANGES, DELETIONS AND EXCEPTIONS TO THE CODES ADOPTED BY REFERENCE.**

(Subsection Amended by Ord 9-2008)

(A) The INTERNATIONAL BUILDING CODE, 2006 Edition is amended as follows:

(1) References in Section 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsections 101.4.1 and 101.4.4 are hereby amended to read as follows:

101.4.1 Electrical. The provisions of the Electrical Codes, as adopted by the State of Colorado, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment appliances, fixtures, fittings, and appurtenances thereto, and any reference to the International Electrical Code shall mean such code.

101.4.4 Plumbing. The Colorado Plumbing Code, as adopted by the State of Colorado, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and appurtenances, where connected to a water or sewage system and all aspects of a medical gas system, and references to the International Plumbing Code shall mean such code.

(3) Sections 103 and 112 and Subsections 104.7, and 104.8 are deleted.

(4) Subsection 104.1 is hereby amended to append the following sentence:

The Building Official is empowered to hire on a special basis, technical assistants for the provision of special expertise and the checking of plans and making of inspections, and the cost of employing such technical assistants shall be added to the cost of any permits required by this Code or the codes adopted by the Town.

(5) Subsection 105.2 Work Exempt From Permit. is hereby amended as follows:

Item number 1: Replace 120 square feet (11 m<sup>2</sup>), with 150 square feet (13.9 m<sup>2</sup>), and append the sentence: Provided, however, a site permit must be obtained for such structures from the Town, which shall be subject to a permit fee of \$75 and shall be issued only for lawfully located

structures.

Item number 4: Replace 4 feet (1219 mm), with 2 feet (610 mm).

Add the following Items 14 and 15:

14. Re-roofing without alteration of roof deck structure.

15. Re-siding without alteration of wall structure. (Ord 2-2019)

(6) Subsection 105.5 Expiration. is hereby amended to read as follows:

105.5 Expiration. Every permit shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, an extension of time not to exceed 180 days. The extension shall be requested by the permittee, in writing, and justifiable cause demonstrated. No permit shall be extended more than once.

105.5.1 All permits shall include a stated expiration date, at which time the permit shall expire and become null and void. Said expiration date shall be twelve months from the date of issue, unless the Building Inspector determines that because of the size and complexity of the building that an additional period of time is reasonably required.

105.5.2 The Building Inspector upon payment of the applicable fees and submission of a new application may issue a new permit for work for which a previous permit expired because the work was never commenced, or for a site at which any work under a previous permit has been totally removed.

105.5.3 A new permit shall not be issued for any work for which a previous permit expired by virtue of the lapse of the initial stated expiration date or because such work was suspended or abandoned for a period of 180 days once any work has begun, unless the permit is approved by the Ridgway Town Council. The permit shall not be issued unless the Town Council finds following a hearing with reasonable notice to the applicant that the following criteria are met, with the burden on the applicant to establish that such criteria will be met:

1. The applicant has the financial capability to proceed with the project and complete it with due diligence within six months.

2. The applicant has the legal right to proceed with the construction on the site.

3. The applicant has provided written guarantees that the work will be completed with due diligence within six months and agreed that in the event of his failure to bring the work to a point of substantial completion at the end of such time, the Town shall have the right to enter onto the property and remove whatever portion of the work exists at the cost of the applicant. Such agreement shall be on a form provided by the Town.

4. The site will be maintained in a safe and secure condition and no safety hazard or health hazard will be created by continuing with the work.

5. The applicant has submitted the proper application documents and paid the fee

for the new permit.

105.5.4 All permits issued pursuant to Subsection 105.5.3 shall expire 180 days from the date of issuance.

(7) Subsection 106.1 Submittal documents. is hereby amended to read as follows:

106.1 Submittal documents. The Building Inspector is hereby directed to require plans and specifications to accompany all applications for building permits and to waive this requirement only in the clearest cases of non-necessity. Architectural designs and documents shall be prepared by an architect licensed to practice in the State of Colorado. Structural designs and documents shall be prepared by a professional engineer licensed to practice in the State of Colorado. The construction documents, statement of special inspections and other data shall be submitted in one or more sets with each permit application.

(8) Subsection 108.2 Schedule of permit fees. is hereby amended to read as follows:

108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Table 1-A-Building Permit Fees, as established by the Uniform Building Code, 1997 Edition.

Plan review fees shall be 65% of the building permit fee as shown in Table 1-A. 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 Subsection 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A. In all cases involving new construction, if the Building Official finds that any of the permits required by any of the codes adopted by the Town are duplicative or redundant, the Building Official is empowered to waive the permit requirement or the fee for the permit or both.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects. (Ord 2-2019)

(9) Subsection 108.3 Building permit valuations. is hereby amended to read as follows:

108.3 Building permit valuations. The applicant for a permit shall provide an estimated project value at time of application. Project valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates, in the form of valid construction contracts, to meet the approval of the Building Official. Final project valuation for permit purposes shall be set by the Building Official.

(10) Subsection 108.4 Work commencing before permit issuance. is hereby amended to read as follows:

108.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$150, whichever is greater.

(Ord 2-2019)

(11) Subsection 108.6 Refunds. is hereby amended to read as follows:

108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.

2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(12) A new Subsection 108.7 is added as follows:

108.7 Re-inspection. A re-inspection fee may be assessed for each inspection or re-inspection necessary because the portion of work for which the inspection was requested was not complete or when a required correction was not completed.

(13) Subsection 109.3.5 Lath and gypsum board inspection. is hereby amended to delete the exception.

(14) Subsection 109.5 Inspection requests is hereby amended to read as follows:

109.5 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 inspections of such work that are required by this code. Inspection requests shall be made a minimum of twenty four hours in advance.

(15) Subsections 113.1, 113.3, 113.4 and 114.3 are hereby deleted.

(16) Subsection 1612.3 Establishment of Flood Hazard Areas is amended to read as follows:

1612.3 Establishment of Flood Hazard Areas. Flood Hazard Areas are established pursuant to Section 6-2 of the Ridgway Municipal Code.

(17) Subsection 1807.1.2.1 Flood Hazard Areas is hereby amended such that the Exception therein reads as follows:

Exception: Under-floor spaces of Group R-1 through Group R-4 buildings that meet the requirements of FEMA/FIA-TB-11.

(18) Section 2701.1 Scope is amended to read as follows:

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in building and structures covered by this code. Electrical components, equipment and systems shall

be designed and constructed in accordance with the provisions of the Electrical Code, as adopted by the State of Colorado.

(19) The date referenced in Subsection 3410.2 is inserted as 1975.

(B) The INTERNATIONAL RESIDENTIAL CODE, 2006 Edition is amended as follows:

(1) References in Section R101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsection R102.4 Referenced codes and standards is hereby amended to read as follows:

R102.4 Referenced codes and standards. The codes and standards referenced in this code and the International Building Code, 2006 Edition, as amended, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply.

(3) Sections R103 and R112, and Subsections R104.7, R104.8, R113.1, 113.3, 113.4, and 114.2 are deleted.

(4) Subsection R105.2 Work Exempt From Permit is hereby amended as follows:

Item number 1: Replace 120 square feet (11 m<sup>2</sup>), with 150 square feet (13.9 m<sup>2</sup>).

Item number 3: Replace 4 feet (1219 mm), with 2 feet (610 mm).

Add Items 10, 11 and 12.

10. Re-roofing less than 200 square feet. (Ord 5-2012)

11. Re-siding with similar materials less than 200 square feet. (Ord 5-2012)

12. Decks, platforms, walkways, etc., that measure less than thirty (30) inches from the standing surface of the adjacent grade.

(5) Subsection R105.5 Expiration. is hereby amended to read as follows:

R105.5 Expiration. Every permit shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, an extension of time not to exceed 180 days. The extension shall be requested by the permittee, in writing, and justifiable cause demonstrated. No permit shall be extended more than once.

R105.5.1 All permits shall include a stated expiration date, at which time the permit shall expire and become null and void. Said expiration date shall be twelve months from the date of issue, unless the Building Official determines that because of the size and complexity of the building that an

additional period of time is reasonably required.

R105.5.2 The Building Official upon payment of the applicable fees and submission of a new application may issue a new permit for work for which a previous permit expired because the work was never commenced, or for a site at which any work under a previous permit has been totally removed.

R105.5.3 A new permit shall not be issued for any work for which a previous permit expired by virtue of the lapse of the initial stated expiration date or because such work was suspended or abandoned for a period of 180 days once any work has begun, unless the permit is approved by the Town of Ridgway Town Council. The permit shall not be issued unless the Town Council finds following a hearing with reasonable notice to the applicant that the following criteria are met, with the burden on the applicant to establish that such criteria will be met:

1. The applicant has the financial capability to proceed with the project and complete it with due diligence within six months.
2. The applicant has the legal right to proceed with the construction on the site.
3. The applicant has provided written guarantees that the work will be completed with due diligence within six months and agreed that in the event of his failure to bring the work to a point of substantial completion at the end of such time, the Town shall have the right to enter onto the property and remove whatever portion of the work exists at the cost of the applicant. Such agreement shall be on a form provided by the Town.
4. The site will be maintained in a safe and secure condition and no safety hazard or health hazard will be created by continuing with the work.
5. The applicant has submitted the proper application documents and paid the fee for the new permit.

R105.5.4 All permits issued pursuant to Section R105.5.3 shall expire 180 days from the date of issuance.

(6) Section R108.2 Schedule of permit fees is hereby amended to read as follows:

R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with Table 1-A-Building Permit Fees, as established by the Uniform Building Code, 1997 Edition. Plan review fees shall be 65% of the building permit fee as shown in Table 1-A. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in Table 1-A.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain building fees within this Chapter 6 for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects. (Ord 2-2019)

(7) Subsection R108.3 Building permit valuations is hereby amended to read as follows:

R108.3 Building permit valuations. Residential project valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas,



mechanical, plumbing equipment and permanent systems. These residential valuations shall be derived using the Town of Ridgway Valuation Worksheet as promulgated by the Ridgway Town Council.

(8) Subsection R108.5 Refunds. is hereby amended to read as follows:

R108.5 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(9) Subsection R110.1 is hereby amended to delete Exception: 2. Accessory buildings or structures.

(10) Table R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA. The following values shall be added to the table:

- Ground Snow Load: 65 Lbs/Sq. Ft.
- Wind Speed: 90 mph, 3 second gusts
- Seismic Design Category: C
- Weathering: Severe
- Frost Line Depth: 40 inches
- Termite: Slight
- Decay: Slight
- Winter Design Temperature: -16 degrees F
- Ice Shield: Yes
- Flood Hazards: Ridgway Municipal Code Subsection 6-2-6
- Air Freezing Index: 3000 (BF/days)
- Mean Annual Temperature: 43 degrees F

(11) Section R310 Emergency Escape and Rescue Openings is hereby amended to add a new Subsection R310.2.2, to read as follows:

R310.2.2 Roof Section Required. Every window well serving as a means of egress shall have a roof section that extends beyond the window well footprint.

(12) Section R311.4.1 Exit Door Required is hereby amended to add the following sentence: Exit doors shall be provided with protection from ice and snow shedding.

(13) Section R313 Smoke Alarms is hereby amended to add the following subsection R313.4:

R313.4 Carbon Monoxide Detectors. Carbon monoxide detectors shall be installed in all new construction, additions, remodels, and renovations where gas appliances are installed. Detectors shall receive primary power from the building's wiring and be equipped with a battery backup. Location of detectors shall be in accordance with the manufacturer's installation instructions.

(14) Subsection N1101.2 Compliance is hereby amended to read as follows:

N1101.2 Compliance. Compliance shall be demonstrated by meeting the requirements of the International Energy Conservation Code.

(15) Subsection G2406.2 Prohibited Locations is hereby amended to delete exceptions Numbered 3 and 4.

(16) Subsection G2425.8 Equipment Not Required to be Vented is hereby amended to delete item Number 7.

(17) Subsection G2445 Unvented Room Heaters is hereby amended in its entirety to read as follows:

G2445.1 Prohibited. Unvented room heaters are prohibited in all locations throughout all occupancies.

(18) Chapters 25 through 42 are hereby deleted. Plumbing and Electrical shall comply with codes adopted by the State of Colorado.

(C) The INTERNATIONAL ENERGY CONSERVATION CODE, 2006 Edition, is amended as follows:

(Subsection amended by Ord 4-2010)

(1) References in Subsection 101.1 and elsewhere to "jurisdiction" shall mean the Town of Ridgway.

(2) Amend "TABLE 502.2(1) BUILDING ENVELOPE REQUIREMENTS – OPAQUE ASSEMBLIES", "Climate Zone 6" as follows:

"Walls Above Grade", "Wood framed and other", to read "R-21".

"Walls Above Grade", "Metal framed, to read "R-13 +R-5 ci".

"Walls Below Grade", "Below grade wall", to read "R-15".

"Walls, Above Grade, Mass", to read "R-15".

"Roofs, Attic and other", to read "R-38".

(3) Amend "Table 503.2.3(4) WARM AIR FURNACES AND COMBINATION WARM AIR FURNACES/AIR-CONDITIONING UNITS, WARM AIR DUCT FURNACES AND UNIT HEATERS, MINIMUM EFFICIENCY REQUIREMENTS", "MINIMUM EFFICIENCY" to read "90% AFUE" (where applicable).

(4) Amend "TABLE 503.2.3(5) BOILERS, GAS- AND OIL-FIRED, MINIMUM EFFICIENCY REQUIREMENTS", "MINIMUM EFFICIENCY" to read "90% AFUE" (where applicable).

(D) The INTERNATIONAL MECHANICAL CODE, 2006 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsection 106.5.2 Fee Schedule is hereby amended to read as follows:

106.5.2 Fee Schedule. The fees for mechanical work shall be derived using the Town of Ridgway Valuation Worksheet promulgated by the Ridgway Town Council.

(3) Subsection 106.5.3 Fee Refunds is hereby amended to read as follows:

106.5.3 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more that 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

*(4) Sections 103 and 109, Subsections 104.8, 108.1,108.3, 108.4 and 108.5, and the second paragraph of Subsection 108.7.3 are hereby deleted.*

(D) The INTERNATIONAL FUEL GAS CODE, 2006 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsection 106.5.2 Fee Schedule is hereby amended to read as follows:

106.5.2 Fee Schedule. The fees for work shall be derived using the Town of Ridgway Valuation Worksheet as promulgated by the Ridgway Town Council.

(3) Subsection 106.5.3 Fee Refunds is hereby amended to read as follows:

106.5.3 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more that 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

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The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(4) *Sections 103 and 109 and Subsections 104.8, 108.1, 108.3, 108.4, 108.5, and the second paragraph of Subsection 108.7.3 are hereby deleted.*

(E) The INTERNATIONAL FIRE CODE, 2006 Edition is amended to read as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Section 103 and 108 and Subsections 109.1, 109.2.3, 109.3, 109.3.1 and 111.4 are hereby deleted.

(3) Subsection 605.3 Working Space and Clearance is hereby amended to restate Exception 1 and to read as follows:

1. Where other dimensions are required or allowed by the Electrical Code as adopted by the State of Colorado.

(4) Subsection 605.3 Working Space and Clearance is hereby amended by the addition of a new Subsection 605.3.2, to read as follows:

605.3.2 Outside Disconnect Device. All electrical services shall be equipped with an exterior, moisture resistant service disconnect device, adjacent to and following the meter, so situated as to be readily accessible and easily operable by fire protection personnel or for other emergency uses.

(5) The geographic limits referred to in the following sections of the IFC are hereby established as follows:

3204.3.1.1 None

3404.2.9.51 The entire Town except the I-1 and the I-2 Zoning Districts, and except outside above ground fuel oil tanks used for heating, if the capa Town or aggregate capa Town does not exceed 500 gallons, in use as of June 1, 2006.

3406.2.4.4 The entire Town except the I-1 and I-2 Zoning Districts.

3804.2 The entire Town.

(6) Subsection 302.1 Definitions is hereby amended by the substitution of a new definition of Recreational Fire, to read as follows:

RECREATIONAL FIRE. An outdoor fire burning materials other than refuse where the fuel being burned is contained in an outdoor fire place, barbeque grill, chiminea, patio heater, or similar container, and has a total fuel area of three (3) feet or less in diameter and two (2) feet or less in height, for pleasure, religious, ceremonial, cooking, warming or similar purposes.

(F) The INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 Edition is hereby

amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsection 103.5 Fees is hereby amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be as indicated in Table 1-A-Building Permit Fees, as established by the Uniform Building Code, 1997 Edition.

(3) Subsection 304.14 Insect screens is hereby amended to insert the following dates in the spaces provided: May 1 to October 15.

(4) Subsection 602.3 Heat supply is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

(5) Subsection 602.4 Occupiable work spaces is hereby amended to insert the following dates in the spaces provided: January 1 to December 31.

(6) Subsection 302.4 is hereby amended to insert the following measurements in the spaces provided: 6 inches and 6 inches.

*(7) Sections 103, 106 and 111 and Subsections 104.7, 107.1, 107.2, 107.3, 107.4, 108.3, 109.5, 109.6, 110.2, 110.3, and 110.4 are hereby deleted.*

(G) The INTERNATIONAL EXISTING BUILDINGS CODE, 2006 Edition is amended as follows:

(1) References in Subsection 101.1 and elsewhere to “jurisdiction” shall mean the Town of Ridgway.

(2) Subsection 108.6 Fee Refunds is hereby amended to read as follows:

108.6 Refunds. The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

(3) Subsection 1301.2 is amended by the insertion of the following date: 1975

(4) Sections 103 and 112 and, subsections 104.7, 104.8, 106.5, 113.1, 113.3, 114.3,

115.2, 115.3, 115.4, 116.5, 116.6, 117.2, and 117.4 are hereby deleted.

(H) (1) Any structure which has not been substantially completed prior to the expiration of a building permit, is hereby declared to be a nuisance, which may be abated by the Town in any lawful manner. It shall be unlawful to maintain or fail to remove such a nuisance.

(2) All below grade excavation done in advance of construction shall be filled and made safe within thirty days of an abandoned project. Where construction has proceeded beyond excavation, all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

(3) Notwithstanding anything in the codes adopted herein to the contrary, wood shingles shall be allowed only if they are treated to Class "B" fire resistance pursuant to UL Standard 790 or the equivalent. The Building Official may charge an additional inspection fee as necessary to cover the costs of inspection to insure only qualified shingles are used in the work.

(4) No building permit shall be issued for any premises requiring plumbing unless Town water and Town sewer services are reasonably available to the site, or the necessary extensions are provided for contractually, or for sewer, an individual or private system has been authorized pursuant to Section 9-1-10 of the Ridgway Municipal Code; and applicable water or sewer tap fees have been paid. It shall be unlawful to occupy any premises for any residential related purpose unless the premises is served by lawful operational domestic water supply and sanitary sewer plumbing systems.

(5) Nothing in the Codes adopted by reference in this Section shall be construed to prohibit the issuance of a building permit in the Vista Terrace Subdivision, merely because the Town water system in such subdivision is unable to deliver full fire flows.

(6) Buildings and structures and all portions thereof that are subject to snow loading shall be designed and constructed to resist snow loads and all other loads pursuant to the Town of Ridgway Building Code. Potential unbalanced accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Ground snow load is hereby established to be sixty-five pounds per square foot throughout the entire Town of Ridgway.

(7) For the purpose of determining footing and foundation depths, frost line depth is hereby established to be forty inches below finished grade. Footing and foundation depths may be altered, when approved by the Building Official, based upon approved engineered design and geotechnical analysis. Monolithic slabs for garages and similar non-residential structures less than six hundred square feet shall be subject to a minimum twenty-four inch depth below finished grade throughout the entire Town of Ridgway.

(8) The storage of explosives and blasting agents is prohibited within the Town of Ridgway.

(9) The storage of hazardous materials is prohibited within the Town of Ridgway.

(10) All references in the International Fire Code, 2006 Edition, to the Fire Code Official, Fire Department, Fire Chief, Fire Marshal, Fire Prevention Bureau, or other administrative officers or employees shall be construed to mean the Town of Ridgway, and its Building Official or inspector, or other officer, employee or agent authorized by the Town to enforce and administer the International Fire Code, 2006 Edition.

(11) The Town shall be exempt from Permit fees.

(I) The definition of “Person” in any of the codes adopted by reference herein is amended to read – “PERSON” means any individual, firm, partnership, corporation, association, LLC, or other entity, including to the extent allowed by law, the United States and the State of Colorado, and any agency or political subdivision thereof. (Ord 6-2009)

(J) All of the International Codes adopted by this Section, as amended (hereinafter the “adopted codes”), are amended and supplemented in accordance with the provisions of the Prescriptive Energy Code (PE) and Green Building Standard (GB) set out herein below as follows:

(Subsection added by Ord 4-2010)

(1) The Provisions of the Prescriptive Energy Code and Green Building Standard are intended to require “green” building practices and increased energy efficiency and savings by supplementing and amending the existing codes. These provisions are not intended to supersede the adopted codes in their entirety, but rather to augment the adopted codes to better accommodate the singularity of the Town of Ridgway.

(2) The PE and the GB shall be construed as part of the adopted codes. “Words and phrases” used in the PE and GB shall have the meaning ascribed to them by definitions in the adopted codes. Cross references in the adopted codes shall apply in accordance with their terms.

(3) The PE and GB shall be administered and enforced in accordance with the provisions of the adopted codes and this Section.

(4) Certain provisions of the PE and GB are not intended to make any changes to the provisions of the adopted codes. They are included to give users a more complete picture of the PE and GB, and represent minimum requirements as adopted in the IECC. Such provisions are marked NC for no change. The adopted codes must continue to be applied for the detailed requirements in these cases.

(5) Certain provisions of the PE and GB provide more stringent amendments to parts of provisions in the existing codes. They should be construed as amending just the specific implicated part of the adopted codes, with continuing application of the unaffected detailed requirements of the adopted codes.

(6) A project which attains any of the following may be allowed with an approved certification from the certifying agency without regard to the PE or GB.

- a. A building 5000 square feet in area or less meets a HERS<sup>®</sup> rating of 80 or less and is US Green Building Council Leadership in Energy and Environmental Design (LEED<sup>®</sup>) certified to the “Silver” level, or meets a HERS<sup>®</sup> rating of 80 or less and is certified as Built Green<sup>®</sup> Colorado
- b. A building 5000 square feet or less in area meets another nationally recognized Green Building certification determined by the Town to be equal or better in achieving energy efficiency and green building practices than the requirements of the PE and GB.

(7) A building 5000 square feet or less in area is US Environmental Protection Agency “Energy Star<sup>®</sup>” certified to a HERS<sup>®</sup> rating of 80 or less and which is shown by a Simulated Energy Performance Analysis conducted by a qualified professional, in substantial accordance with the

methodology of Section 404 of the International Energy Conservation Code, for all components set out in the PE, to exceed the results which would be realized by application of the PE, may be approved without regard to the PE, but must still comply with the GB.

(8) The PE and GB shall apply only to residential construction as defined by, and subject to, the International Residential Code. The PE and GB shall be applied to existing buildings in accordance with the adopted codes.

(9) Prescriptive Energy Code:

ITEM	Insulation Value	Total Value
1. FRAME WALLS AND RIM JOIST <sup>1</sup> (LOG HOMES REQUIRE ENERGY ANALYSIS)	R 21	R 24
2. NC: WINDOW IN FRAME WALLS AND BASEMENT	Low-E double glazed <sup>2</sup>	
3. NC: WALL WINDOWS TO FLOOR AREA	18% <sup>3</sup>	
4. NC: DOORS IN FRAME WALLS AND BASEMENT	R 2.86 <sup>4</sup>	
5. NC: CEILINGS OR RAFTERS	R 49 <sup>5</sup>	
6. NC: AIR INFILTRATION	Prescriptive Air Sealing <sup>6</sup>	
7. WALLS TO GARAGE OR UNHEATED BUFFER SPACES	R 19	R 21
8. HEATED GARAGES <sup>7</sup>	Same as home	
9. HEATED BASEMENT AREAS (WALLS)	R 19	
10. NC: BASEMENT WINDOW TO FLOOR AREA	10% max <sup>8</sup>	
11. NC: FLOORS OVER UNHEATED SPACES	R 30 <sup>9</sup>	
12. NC: FLOORS OVER UNVENTED SPACES WITH INSULATED WALLS	None	
13. CRAWL SPACE WALLS (UNVENTED)	R 21 <sup>10</sup>	
14. CANTILEVER FLOORS	R 38	R 40
15. SLABS IN HEATED AREAS (EXCEPT GARAGES)	R 10 <sup>11</sup>	
16. NC: HEAT IN THE SLAB / SLAB EDGES WITH HEAT IN THE SLAB	R 10/ R15 <sup>12</sup>	
17. NC: EXPOSED SLAB EDGES	R 7.5- R 10 <sup>13</sup>	
18. NC: SLABS IN UNHEATED AREAS	0	
19. NC: WINDOWS (federal tax credits may be available for <.30)	U-factor: .35 max	
20. NC: SKYLIGHTS	U-factor: .60 max	
21. SPACE HEATING SYSTEM PERFORMANCE		
22. Gas furnaces (rebates may be available for $\geq 92\%$ AFUE)	$\geq 90\%$ AFUE	
23. Gas boiler (Including snow-melt boilers) (rebates may be available)	$\geq 90\%$ AFUE	
24. Dedicated snow-melt systems	$\geq 90\%$ AFUE	
25. DUCTS: Inside envelope, outside conditioned space	R 5 <sup>14</sup>	
26. NC: DUCTS: Outside building envelope	R 8 <sup>15</sup>	
27. NC: WOOD-BURNING FIREPLACES/STOVES	Tight fitting enclosures <sup>16</sup>	
28. NC: GAS LOG SETS IN MASONRY FIREPLACES	Tight fitting doors with outside combustion air or automatic flue damper as approved by Building	



	Dept.
29. WATER HEATER PERFORMANCE	
30. Gas (rebates may be available for 62+Tank EF and 82+ tankless EF)	.60 energy factor
31. Electric	.93 energy factor
32. NC: HOT WATER HEATER PIPING	Heat traps <sup>17</sup>
33. NC: SETBACK THERMOSTAT (programmable)	Required (except for in-floor heat)
34. NC: AIR CONDITIONING	15.0 SEER
35. NC: AIR SOURCE HEAT PUMPS	14.0 SEER
36. NC: GROUND HEAT PUMPS	11.5 SEER

NOTES:

The R-values given above are the total R-values. The R-values of different materials are added together including air films, air spaces and building materials. The R-value is reduced by the effects of thermal bridging through framing. For instance, unless special methods or rigid insulation sheathing are used, the R-value for walls must be decreased due to thermal bridging. Multiply the R-value of ceilings at the depth of the framing members by .94 and the wall by .87.

<sup>1</sup> An energy rating is required of all log structures. HERS® rating must be 80 or lower as required in the Green Building Standards for home size.

<sup>2</sup> All windows must demonstrate a 0.35 maximum U-value (including glass in doors). All skylights must demonstrate a U-factor of 0.60 (2001 NFRC rated at 20 degrees) or 0.45 (RES97 rated at 90 degrees). All windows must have a high quality thermal isolation break between the inside and outside frames. Passive solar designs are included in this item. A high Solar Heat Gain Coefficient (SHGC) is available in combination with Low-E glazing from several window manufacturers that will accommodate almost all passive solar designs.

<sup>3</sup> Allowable percentage of window area measured by rough opening sizes. R-value for windows is a combination of glass, frame and spacer certified by the National Fenestration Research Council (NFRC). All windows must provide an air leakage maximum rate of 0.3 cfm per square foot of window area. Replacement windows shall meet the same criteria as the aforementioned.  
Exception 1. A structure is exempt from the 18% maximum requirement if it can be effectively demonstrated to the Town by the home owner, builder, or design professional that due consideration has been given to the basics of passive solar design such as thermal mass, ventilation, orientation, and shading.

<sup>4</sup> Opaque doors only.

<sup>5</sup> R-value of 38 is allowed if energy heel trusses are used and insulation extends over top plates. The same applies to a rafter system if the system allows insulation with an R-value of 38 to extend over top plates. Energy heels on all roof trusses: 12” min. when using fiberglass or cellulose, 7” min. when spray foam is applied. Recessed light fixtures must be “Air-Tight” I.C. rated.

<sup>6</sup> All exterior joints in the building envelope shall be caulked, gasketed, weather-stripped, or otherwise sealed in an approved manner. For the performance approach a home must achieve a HERS® rating of 80, or lower as required in the Green Building Standards for home size.

<sup>7</sup> All heated garages shall be constructed to the same requirements as the home.

<sup>8</sup> Allowable percentage of window area measured by rough opening sizes. R-value for windows is a combination of glass, frame and spacer certified by the National Fenestration Research Council (NFRC). If window area is > 10% then the window must provide a U value of 0.30 or lower. Basement windows with >10% glazing area to exterior wall area must provide a U value of 0.30 or lower. All windows must provide an air leakage maximum rate of 0.3 cfm per square foot of window area. Replacement windows shall meet the same criteria as the aforementioned.

<sup>9</sup> Water lines must be protected from freezing. Except floors over insulated basements.

<sup>10</sup> Must be un-vented areas with a tight fitting ground vapor barrier and constructed as conditioned space.

<sup>11</sup> Heated Slabs: Entire under slab area must be insulated to R-10. The slab edge perimeter must be protected with insulation to R-15. Exterior heated slabs require a minimum of R-5 below slab and at all edges.

<sup>12</sup> Heated Slabs: Entire under slab area must be insulated to R-10. The slab edge perimeter must be protected with insulation to R-15. Exterior heated slabs require a minimum of R-5 below slab and at all edges.

<sup>13</sup> Foundation insulation and slab insulation where required shall cover all slab edges.

<sup>14</sup> Joints of duct systems shall be made substantially airtight by means of approved tapes, mastics, gasketing or other approved closure systems complying with Section M1601.3.3 of the IRC.

<sup>15</sup> Joints of duct systems shall be made substantially airtight by means of approved tapes, mastics, gasketing or other approved closure systems complying with Section M1601.3.3 of the IRC.

<sup>16</sup> All wood-burning fireplaces and wood stoves must have outside combustion air with tight fitting doors and shall be designed not to require indoor combustion air. Wood stoves must be EPA certified or listed as an exempt device.

<sup>17</sup> Vertical risers shall have a heat trap on both the inlet and outlet of the water heater. Heat traps not required with recirculation systems. Recirculation pumps shall be provided with timers and a manual on/off switch.

(10) Green Building Standard:

1. NC: Exterior air-infiltration barrier
2. NC: Foam sill sealer beneath sill plates
3. Energy heels on all roof trusses (12"min. when using fiberglass or cellulose, 7"min. when spray foam is applied)
4. Timers or motion sensors are required for bath and laundry exhaust fans
5. Formaldehyde-free insulation
6. NC: Carbon monoxide (hard-wired) detectors required near the door between the residence and the garage (if there is an attached garage) and near the mechanical room. Must be installed per manufacturer's installation instructions

7. Insulating blankets required for hot water heaters unless the storage tank already has a high R-value (at least R-24). Insulating blankets should be R-11 minimum. (rebate may be available)
8. No hot air ducts allowed in exterior walls unless a minimum of R-10 insulation is installed on the exterior side of the duct. The insulation must be installed in an air tight manner
9. NC: Attached garages must be isolated from the dwelling with extensive air-sealing practices
10. NC: Insulated headers, min R-10, wherever possible. Steel headers must be provided with insulation on both the exterior & interior sides of the steel
11. NC: All hot water re-circulation systems must be provided with a timer or an aquastat and manual on/off switch. Piping must be insulated (1/2" thick wall foam insulation minimum or equivalent)
12. Hot water piping in unconditioned spaces requires R-6 insulation (boilers and domestic hot water)
13. All asphalt shingle roofing shall have a minimum 30 year advertised lifespan and be installed according to that criteria. All low slope roofs (less than 3 inches vertical and 12 inches horizontal) including thermoset, thermoplastic, modified asphalt and asphalt built-up roofing applications, shall be a minimum 20 year advertised installation standard and completely installed under that criteria. All metal-sheet roofing shall have a minimum 24 gauge for bare sheet products or metal of 26 gauge for surface protected metal and 26 gauge for shingle products. Other roofing materials approved by the International Code Council with a minimum 30 year Manufacturer's Replacement Warranty installed according to the approved recommendation may be accepted in lieu of these requirements. (Ord 5-2012)
14. NC: Return air ducts are required (panned framing cavities are prohibited)
15. NC: Range hoods are required and must be ducted to exterior, unless allowed an exemption by the building department under certain design conditions
16. Class C or F fly ash concrete must be used in all cement mixes for all concrete, excluding garages and exterior uses
17. Paper covered gypsum board must be raised 1/2 inch above concrete slabs
18. 3 stud exterior corners must be capable of being insulated
19. Ladder-backed framing or alternate must be installed at all partition wall connections
20. NC: Exterior walls of fireplaces shall comply with minimum wall R-value, R-21
21. All bath or shower rooms shall have an exhaust fan ducted to the outside of the structure
22. NC: Skylight shafts and knee walls must be air sealed and insulated to the same level as the exterior walls. Insulation on attic knee walls of skylight shafts shall be encapsulated on all 6 sides of the enclosure
23. Insulate under and around bathtubs must be to prescriptive code requirements
24. Openings to unconditioned space must be fully sealed
25. Crawlspace wall insulation must be permanently attached to the walls. Exposed earth in crawlspaces must be covered with continuous vapor retarder with overlapping joints taped or sealed with mastic

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26. Windows & Doors: Caulking, gasketing, adhesive flashing tape, foam sealant, or weather-stripping must be installed forming a complete air barrier
27. Band/rim joists must be insulated and air sealed
28. Recessed light fixtures must be "Air-Tight" I.C. rated in all building envelope ceilings. 4" minimum depth of insulation must be maintained between the light fixture and exterior sheathing. Recessed light fixtures are strongly recommended to be "Air-Tight" I.C. rated for interior ceilings to improve air quality and to reduce airflow through the building envelope
29. Recessed step lights are not permitted in exterior building walls, except where fully encased in stone or concrete, or with sufficient remaining wall insulation to maintain the required wall R-value
30. A functioning passive or active radon mitigation system shall be installed in all new structures
31. Zero/Low VOC finishes (paint, flooring, cabinetry, etc.) are strongly encouraged. VOC Homeowner awareness sheet must be signed by the Homeowner and included in sale of home documents
32. Ground Snowmelt System Requirements:
  - a. Snow-melt areas must not exceed 1000 sq. ft. Increase is allowed for demonstrated genuine safety issues or if the structure achieves a 50 or less HERS rating, 30% more free snow-melt area is allowed. Requests for greater than 1000 sq. ft. of snow melt may be considered at the discretion of the Building Official if energy used for the system comes from on-site renewable energy sources
  - b. Electric snowmelt is not permitted
  - c. Snowmelt systems must include both moisture and temperature sensors to control snowmelt operation
  - d. Idling snowmelt systems are not permitted
  - e. Under the slab insulation of at least R-10 is required
33. NC: Outdoor Spa and Pool Requirements:
  - a. Outdoor spas must be fully insulated enclosures with tight fitting covers insulated to at least R-12
  - b. A readily accessible on-off switch mounted on the outside of the heater, that allows shutting off the heater without adjusting the thermostat setting, is required for all heated outdoor spas and pools
  - c. Pools shall have directional inlets that adequately mix the pool water
34. NC: An insulated cover (minimum R-6) must be installed on all indoor pools and spas
35. NC: Space heating and cooling system equipment shall be sized according to heating and cooling loads calculated using the latest versions of ACCA Manuals J and S, ASHRAE 2001 Handbook of Fundamentals, or an equivalent computation procedure. Applicable also to additions and renovations where new HVAC equipment is installed
36. NC: Duct system is sized, designed, and installed according to ACCA manual D or equivalent
37. NC: Ducts are sealed with UL 181 tape, low-toxic mastic (FDA, USDA, & EPA-approved), gaskets, or an approved system as required by the IRC (Section M1601.3.1) or IMC (Section 603.9) to reduce leakage
38. NC: Ducts external to conditioned airspace (i.e. through crawlspace or attics) must have insulation R-8 or greater

39. NC: All furnace ducts must be air tight and sealed with commercial grade mastic and fiberglass mesh. Ducts are to be sealed substantially airtight with tapes (not duct tape) mastics or gasketing. Fiberglass ducts that expose fibers to the air stream are not permitted
40. NC: Multi-boiler systems must be provided with a staging device and outdoor reset
41. NC: Programmable digital thermostats required (Source Gas rebate may be available)
42. NC: Windows must demonstrate 0.3 cfm per sq. ft. maximum allowable air leakage
43. Note: Tight home construction requires a source of ventilation air supply; ANSI/ASHRAE Standard 62.2 – 2007 (“Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings”) is the national ventilation standard. It is highly recommended that an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) be installed to in all residences

Residences that are 3000 - 5000 sq. ft. must comply with all aforementioned standards plus the following:

44. Heating appliances must be 92% efficient or greater
45. Heating duct leakage test required; leakage outside of conditioned space must not exceed 5% of design flow, within conditioned space 10% is allowed
46. Engineered framing products instead of dimensioned solid lumber for floor framing, rafters and headers that are larger than 2x8 material
47. Oriented strand board for wall sheathing
48. 25% of the exterior walls must be provided with non-wood siding material, unless the wood is recycled or sustainably harvested
49. Note: Tight home construction requires a source of ventilation air supply; ANSI/ASHRAE Standard 62.2 – 2007 (“Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings”) is the national ventilation standard. It is highly recommended that an Energy Recovery Ventilator (ERV) or Heat Recovery Ventilator (HRV) be installed in all residences

Residences greater than 5,000 sq. ft. must comply with all the aforementioned standard plus the following:

50. Buildings must achieve a HERS® rating of 70 or less by a certified Home Energy Rater
51. Mechanically engineered space heating, cooling and ventilating systems are required
52. Blower door tests must demonstrate less than 0.35 air changes per hour (ACH)
53. Note: ANSI/ASHRAE Standard 62.2 – 2007 (“Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings”) is the national ventilation standard. It is required that the mechanical engineer design a mechanical ventilation system, i.e., Heat Recovery Ventilation (HRV) or Energy Recovery Ventilation (ERV) unless the mechanical design professional justifies the exclusion of the whole house ventilation system
54. Direct vent, on-demand or side-arm water heaters required

- 55. Engineered wall studs (not dimensional solid lumber) or solid lumber from a certified sustainable forest required; certification must be from the Forest Stewardship Council or Certified Forest Products Council
- 56. It is strongly recommended that 100% of the home's electricity use must be provided for with renewable energy, either produced on-site or purchased through a Green Power production program. The Building Department will track the owner's participation in the program on a yearly basis. Creative alternative options will be considered by the Building Department

#### **6-1-4 PLUMBING AND ELECTRICAL PERMIT.**

It shall be unlawful to do any plumbing or electrical work within the Town of Ridgway without the proper permits issued by the State of Colorado pursuant to State law. (Ord 9-2008)

#### **6-1-5 APPEALS.**

(Subsection amended by Ord 9-2008)

(A) The decision of the Building Official or his designated official or inspector under this Chapter, or the codes adopted by reference herein may be appealed to the Board of Appeals by filing a written appeal on forms provided by the Town with said official or inspector within fifteen days of the date he renders his decision.

(B) Such appeal should set in full the reasons for the appeal, and specify the relief requested.

(C) The Building Official shall review the appeal and forward it to the Board of Appeals attaching thereto his written recommendations and reasons for his decision.

(D) The Board of Appeals shall hold a hearing with reasonable notice to the applicant. The decision of the Board of Appeals shall be final.

(E) The Board of Appeals shall have no authority to grant any variance.

(F) The Mayor shall appoint three members to the Board of Appeals to serve at the pleasure of the Mayor.

#### **6-1-6 ADDITIONAL ELECTRICAL AND PLUMBING REGULATIONS.**

(A) In case of emergency, to protect persons or property, the Electrical Inspector shall have authority to disconnect or cause any electrical equipment to be disconnected and to enter upon the affected premises, if necessary, for that purpose.

(B) No electric current shall be turned on or connection made for use until a final inspection has been made of the work covered by this Section and The National Electric Code, and until a certificate of approval is issued. Provided, however, the Electrical Inspector may issue a temporary permit for use of current during the course of construction or alteration.

(C) It shall be unlawful for any person to insulate, sheetrock, lath or otherwise cover from view any electrical work or plumbing work subject to the provisions of this section that has not been inspected and finally approved.

(D) All steam and gas fittings, furnace work, plumbing or signal wiring shall be in place before

the electrical wiring for light, heat, power, and communications is completed. The electrical wiring shall not be considered completed until such other work is in place.

(E) In the event any wires, cables, fittings, apparatus or electrical fixtures are in such a position as to interfere with the completion of the building following acceptance of the electrical work by the Inspector, the Electrical Inspector shall be notified and he shall reinspect the electrical work and may charge an additional fee therefore.

(F) All electrical and plumbing work, including electrical work for the repair, damage, deterioration, alteration, remodeling or otherwise, shall be done in accordance with the requirements of this Section, The National Electric Code, and The Colorado Plumbing Code. When alterations or repairs to a building exceed 50% of the value of the existing structure during any twelve month period, the entire building or structure shall be made to conform to the requirements of this Section. The Electrical Inspector may require repairs or alterations to electrical wiring or fixtures not meeting the requirements of this Section or The National Electric Code to the extent necessary to alleviate conditions hazardous to persons or property.

(G) It shall be unlawful to change the use of any building without notifying the Electrical Inspector and obtaining his approval that the electrical facilities of the building are safe for the new use.

#### **6-1-7 GENERAL PROVISIONS.**

If there is any conflict between any provision of this Section or of any codes adopted in reference herein with any other provision of any ordinance of the Town or any applicable State or Federal regulation, those regulations providing the more stringent or restrictive requirements shall apply.

#### **6-1-8 VIOLATIONS AND PENALTIES.**

(Subsection amended by Ord 9-2008)

(A) It shall be unlawful to violate any provision of this Chapter, the State Electrical Code, the Colorado Plumbing Code, any of the Codes adopted by reference herein, or any notice, stop order, permit, certificate or other order issued by the Town pursuant to said Codes or this Chapter. Any person convicted of such a violation shall be punished by a fine of not more than \$300. Each day during which any violation is committed or permitted to continue shall be considered as a separate offense. As part of any sentence the Municipal Court may order restitution of the Town's cost of enforcement including reasonable attorney's fees. (Ord 1-2017)

(B) Continuing violation of the provisions of this Chapter, the Codes adopted herein by reference, the State Electrical Code, the Colorado Plumbing Code or of any notice, stop order, permit, certificate or other order issued pursuant to this Chapter or the Codes adopted by this Chapter is hereby declared to be a nuisance and may be abated in accordance with law.

(C) In addition to any other remedy the Town may have, it may maintain an action in a Court of competent jurisdiction to enjoin any violation of any provision of this Chapter, the State Electrical Code, or of the Codes adopted herein by reference.

(D) The Town may refuse to issue any permits required by this Chapter, or by the Codes adopted herein by reference if the applicant is in violation of any of any provision of such codes, this Chapter, or any notice, stop order, permit, certificate or other order issued pursuant thereto.

**6-1-9 DRIVEWAYS AND STREET ACCESS.**

(Repealed by Ordinance No. 8-2007)

**6-1-10 WOOD STOVES AND SIMILAR DEVICES.**

(A) It shall be unlawful to install any wood stove or similar device of a type subject to the certification requirements of Regulation No. 4 of the Air Quality Control Commission, Department of Health, 5 C.C.R. 1001-6, within the Town unless it has been certified pursuant to said Regulation.

(B) A building permit shall be obtained for the installation or replacement of all wood stoves, fireplaces and similar devices. The fee for a separate permit shall be \$50. (Ord 18-2006)

(C) No more than one wood stove, fireplace or similar device may be installed in any single structure. This limit shall not apply to furnaces.

(D) It shall be unlawful to install any fireplace within the Town, unless it is a gas appliance, an electric device, or a fireplace insert, approved masonry heater, approved pellet burning insert, or other clean burning device, which is approved pursuant to Regulation No. 4 of the State Air Pollution Control Commission. (Ord 5-2001)

(E) All wood-burning stoves, fireplaces and similar devices shall be installed, operated and maintained in full compliance with applicable State regulations, and Town building, mechanical and fire codes.

(F) Devices which do not comply with paragraph (A) but which on February 1, 1992 were lawfully installed, and structures with more than 1 device lawfully installed therein contrary to paragraph (C) on February 1, 1992, may continue to be maintained as existing on February 1, 1992, notwithstanding said paragraphs (A) and (C) until the ownership of the property upon which they are located is transferred. At that time all non-conforming devices shall be removed except that excess fireplaces may be deactivated instead of being removed by permanently blocking the chimney or by other methods approved by the building inspector.

(G) This Subsection may be enforced as part of the Town's Building Code or in accordance with Subsection 6-1-8 or in any other lawful manner. Violations of this Subsection are hereby declared to be a nuisance.

(H) It shall be unlawful to install any coal burning device or to burn coal within the Town for any purpose, except when authorized by a permit issued by the State of Colorado. Provided, however, persons lawfully burning coal for space heating, during the winter of 2000/2001, may register such use with the Town by July 1, 2001, and continue to do so in their existing coal burning appliance until the appliance is taken out of service. (Ord 5-2001)

**6-1-11 LANDSCAPING.**

(A) All applications for a building permit for new construction or exterior work on any existing structure shall submit a Landscape Plan for the premises meeting the following requirements:

- (1) The Landscape Plan shall be drawn to scale of 1 inch = 40 feet, or larger, and may be



included on the Site Plan.

(2) The Building footprint, driveways and vehicle circulation shall be shown and located to scale.

(3) Surface drainage characteristics and proposed structures must be shown.

(4) Existing and all proposed groundcover, including shrubs and lawns shall be shown. (Ord 7-1998)

(B) The plan must provide for the following minimum landscaping elements:

(1) Groundcover must be adequate to insure that dust cannot blow from the property and that the soil is stabilized to ensure that erosion is kept to a minimum.

(2) A minimum of one (1) tree per 2,000 square feet of gross lot area in all zones except Historic Business shall be provided. Trees shall have a minimum caliper of 1-1/2" for deciduous trees and five foot minimum height for evergreens. Trees should be located in such a way that they will not infringe on solar access and views of the adjoining properties or block vehicular sight lines to public roadways. (Ord 7-1998)

(C) Landscaping Guidelines are as follows:

(1) Existing trees and groundcover on the property are encouraged to be retained and not destroyed during the construction process. These plants will be counted towards the minimum standards. (Ord 1-2014)

(2) Xeriscope landscaping and drip irrigation are encouraged. Large irrigated areas are discouraged. (Ord 1-2014)

(3) Siberian elm and Chinese elm (*Ulmus*); Cottonwoods that bear cotton (*Populus*); Purple Loosestrife (*Lythrum slaicaria*); Russian Olive (*Elaeagnus angustifolia*) are prohibited. (Ord 1-2014)

(4) The Town Manager is authorized to prohibit additional species with similar nuisance properties. (Ord 1-2014)

(D) The building permit shall not be issued until a conforming Landscape Plan is approved by the Town. (Ord 7-1998)

(E) A permanent Certificate of Occupancy will not be issued until the Town determines that the landscaping contemplated by the approved plan has been properly installed. A temporary Certificate of Occupancy may be issued if completion is delayed by winter weather. (Ord 7-1998)

(F) Following completion of the landscaping, the owner or occupant of the property shall maintain it in good condition thereafter. Failure to so maintain the landscaping is unlawful and is hereby declared to create a nuisance. (Ord 7-1998)

(G) Intent: Landscaping is an important element of the experience of the Town of Ridgway that is both functional and aesthetic. Priorities for Landscaping include: low-water use, regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to provide for an

attractive, well-maintained landscape that preserves the overall quality and appeal of the community; provides visual buffers and screens; achieves pedestrian and vehicular separation; preserves and enhances the existing visual character of the community; mitigates adverse effects of drainage and weeds, and conserves water resources. A list of recommended species for use in Colorado is available from the Ouray County Weed Manager and the Colorado State University Extension Service. The lists are not all inclusive but do recommend a variety of plants known to do well in our region of Colorado. In general, plants that are not recognized as hardy or suited to the local climate should be kept to a minimum. Xeriscaping and drought-tolerant and water-saving plants are to be used whenever possible and appropriate. Within the General Commercial District landscaping is important to the drainage, circulation and aesthetic of commercial developments. With larger sites and several buildings, there is the opportunity to create cohesive, appealing and efficient landscape plans that elevate the site as a whole. Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and also provide valuable areas for snow storage during the winter. Landscaping that is visually appealing, functional, and sustainable is desirable for all new development within the General Commercial District.

(Ord 1-2014)

**6-1-12 SOLAR ENERGY INCENTIVE PROGRAM.**

(Subsection added by Ord 06-2008)

(A) The Town will make a payment equal to the amount of Town sales tax paid by the customer and received by the Town, adjusted for any vendor's fee, for the purchase of systems which are installed within the Town, which will generate electricity or hot water from sunlight for domestic use, industrial processes, space heating, pools or spas.

(B) Applications must be submitted on forms provided by the town accompanied by proof of payment of Town sales tax and proper installation of the system acceptable to the Town.

(C) This incentive shall terminate, as of every biennial anniversary of the effective date of this ordinance unless renewed by a motion of the Town Council at, or about, such time.