

TITLE 13

BUILDINGS AND CONSTRUCTION

Chapters:

13.10	General Provisions.
13.20	International Building Code.
13.30	International Mechanical Code.
13.40	International Plumbing Code.
13.50	International Fuel Gas Code.
13.60	International Residential Code.
13.70	Administration and Enforcement.
13.80	Permits and Fees.
13.90	Appeals.
13.100	International Fire Code.

CHAPTER 13.10

General Provisions.

Sections:

13.10.010	Short Title.
13.10.020	Applicability of Codes.
13.10.030	Exceptions.
13.10.040	Severability of Code Provisions.
13.10.050	Prevailing Provisions.
13.10.060	Violations - Penalty.

13.10.010 Short Title. This Title may be cited for all purposes as the “Town of Parachute Building and Construction Code.”

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.10.020 Applicability of Codes. The building codes adopted by reference in this Title shall be applicable within the Town of Parachute, where:

A. A building or structure is built, this Title applies to the design and construction of said building or structure including plumbing, heating and electrical installation of the building or structure;

B. The whole or part of a building, structure, factory-built unit, manufactured home, or mobile home is moved, either into or from the Town of Parachute or from one property to another within the Town of Parachute, this Title applies to the building, structure, factory-built unit,

manufactured home, or mobile home or part thereof moved and to any remaining part affected by the change, unless otherwise provided by law;

C. The whole or part of a building, structure, factory-built unit, manufactured home, or mobile home is demolished, this Title applies to the demolition and to any remaining part affected by the change;

D. A building, structure, factory-built unit, manufactured home, or mobile home is altered, this Title applies to the alteration and all parts of the building, structure, factory-built unit, manufactured home, or mobile home affected by the change;

E. Repairs are made to a building, structure, factory-built unit, manufacture home, or mobile home, this Title applies to any such repair;

F. The class of occupancy of the building or structure or part thereof is changed, this Title applies to all parts of the building or structure affected by the change.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.10.030 Exceptions. Otherwise applicable provisions of this Title shall not apply to any mobile home, manufactured home, or factory-built unit which conforms to the health and safety requirements of the Colorado State Board of Health, the Colorado State Fire Marshal, the Colorado Division of Housing, and/or the National Manufactured Housing Construction and Safety Standards Act of 1974.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.10.040 Severability of Code Provisions. If any section, sections, subsection or provision of this Title or any Code adopted by reference in this Title, as adopted, or the application thereof to any person or circumstance is declared unconstitutional or otherwise invalid by any competent court, such validity shall not affect the other sections, subsections, provisions or applications of this Title or said Code adopted by reference if they can be given effect without the invalid section, sections, subsection, provision or application.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.10.050 Prevailing Provisions. Where the requirements or conditions imposed by any provision of a Code adopted by reference in this Title, or its appendices, differ from the requirements or conditions imposed by a provision of another law, ordinance, resolution or order having application in the Town of Parachute, the provision which is more restrictive shall govern.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.10.060 Violations - Penalty. A. Except as may otherwise be provided in this Title, any person, firm, or corporation violating any of the provisions of this Title shall be deemed guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code, and each such person shall be deemed guilty of a separate offense for each and every day or portion

thereof during which any violation of any of the provisions of this Title is committed, continued or permitted. Said offense shall be deemed to be one of "strict liability." Only the Town of Parachute, by and through its Building Official, or his designee, the Town Attorney or the Police Department shall be permitted to initiate the filing of a complaint in the Parachute Municipal Court for violation of any of the provisions of this Title and the primary codes adopted by reference herein.

B. In the event any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used, or maintained in violation of this Title or any primary code adopted by reference herein, the Town Attorney, upon request of the Building Official or the Town Administrator, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use, in any court of competent jurisdiction.

(Ord. 516 §1, 2005)

CHAPTER 13.20

International Building Code.

Sections:

- 13.20.010 Adopted by Reference.
- 13.20.020 Amendments.
- 13.20.030 Copies on File and Available for Sale.
- 13.20.040 Penalties.

13.20.010 Adopted by Reference.

A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Building Code, 2003 Edition, together with the Chapters of the Appendix as set forth below, promulgated by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401, (hereinafter "IBC" or "International Building Code"). The purpose of the IBC is to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town.

B. The following Chapters of the Appendix of the International Building Code, 2003 Edition, are adopted:

Appendix G: Flood-Resistant Construction

Section G102.2: Section G102.2 is amended to read as follows: Establishment of flood hazard areas: Flood hazard areas are established in Section 1612.3 of the *International Building Code*, adopted by the governing body on May 12, 2005.

Appendix I: Patio Covers

Appendix J: Grading

C. The fees assessed pursuant to the International Building Code shall be set forth in Chapter 13.80.

(Ord. 516 §1, 2005)

13.20.020 Amendments. The International Building Code, 2003 Edition, is hereby amended as follows:

- A. *Section 101.1:* Section 101.1 is amended to read as follows: These regulations shall be known as the Building Code of the Town of Parachute, Colorado, and shall be cited as such and will be referred to herein as "this Code"

- B. *Section 101.2:* Section 101.2 is amended to read as follows: The provisions of this Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
1. Detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories above grade in height with separate means of egress and their accessory structures shall comply with the International Residential Code.
 2. Subsection (B)(2) is hereby repealed in its entirety.
- C. *Section 101.4.1:* Section 101.4.1 is hereby amended to read as follows: The Colorado State Electrical Inspector shall establish the electrical code used.
- D. *Section 101.4.5:* Section 101.4.5 is hereby repealed in its entirety.
- E. *Section 101.4.7:* Section 101.4.7 is hereby repealed in its entirety.
- F. *Section 102.6:* Section 102.6 is hereby amended to read as follows: The legal occupancy of any structure existing on the date of the adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, or the *International Fire Code*, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- G. *Section 103.3:* Section 103.3 is amended to read as follows: In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.
- H. *Section 104.1:* Section 104.1 is amended to read as follows: The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied. The Building Official shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the applications of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this Code.
- I. *Section 104.8:* Section 104.8 is amended to read as follows: The adoption of this Code, and any previous Codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous Codes be deemed to create any civil remedy against a public entity, public employee or agent. The Building Official,

members of the Board of Adjustments or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this Code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of a direct act or by reason of an act or omission in the discharge of duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.

- J. *Section 105.1.1:* Section 105.1.1 is hereby repealed in its entirety.
- K. *Section 105.1.2:* Section 105.1.2 is hereby repealed in its entirety.
- L. *Section 105.2:* Section 105.2 is amended to read as follows: Exemptions from 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 ordinances of this jurisdiction. Permits shall not be required for the following:
 - 1. One story detached accessory structures used as tool and storage sheds, and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet.
 - 2. Fences not over six feet (6') high. Used for non-agricultural uses and any fence for agricultural purposes that is a post and wire construction.
 - 3. Oil derricks.
 - 4. Retaining walls which are not over four feet (4') height measured from the bottom of the footing to the top of wall, unless supporting a surcharge or impounding Class I, II, or III-A liquids.
 - 5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
 - 6. Sidewalks and driveways not more than thirty inches (30") above grade and not over any basement or story below and which are not part of an accessible route.
 - 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 - 8. Temporary motion picture, television and theater stage sets and scenery.

9. Prefabricated swimming pool accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than twenty-four inches (24") deep, do not exceed 5,000 gallons and are installed entirely above grade.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than fifty-four inches (54") from the exterior wall and do not require additional support of Group R-3, as applicable in Section 101.2 and Group U occupancies.
13. Movable cases, counters and partitions not over five feet 9 inches (5'9") in height.
14. Agricultural buildings as defined herein.

M. *Section 105.5:* Section 105.5 is amended to read as follows: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced. Permits must pass a required inspection or show substantial progress during the one hundred eighty (180) day period in order not to be considered suspended or abandoned. On expired permits, before such work can be commenced or recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half ($\frac{1}{2}$) of the permit fee of the original permit, provided no changes have been made or will be made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one (1) year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in section r106 and section r108. Any nullified permit where the suspension or abandonments have exceeded one (1) year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for one hundred eighty (180) days from the date of extension, does not require compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a permit fee based on the current projected valuation plus the applicable plan check fees.

- N. *Section 106.2:* Section 106.2 is amended to read as follows: The construction documents submitted with the application for a permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from the lot line. All permit applications to develop vacant land or within fifty feet (50') of a property line shall have a site plan prepared by a State of Colorado licensed professional for setback verification. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.
- O. *Section 106.3.3:* Section 106.3.3 is amended to read as follows: The Building Official shall not issue a permit for the construction of part of a building or structure before the entire plans and specifications for the entire building or structure have been submitted and approved.
- P. *Section 107:* Section 107 is amended to read as follows: The State Electrical Inspector is authorized to give permission to temporarily supply and use power in part of an electrical installation before the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power as regulated by the State Electrical Inspector.
- Q. *Section 108:* Section 108 is amended to read as follows: On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for permit shall be paid as required, in accordance with the adopted Town of Parachute building permit fee schedule as provided in Chapter 13.80.

Exception: Plan review of commercial building permit applications is conducted by a third party. Permit fees shall be the permit cost as calculated by the adopted Town of Parachute building permit fee schedule and reimbursement of actual plan review costs.

- R. *Section 108.4:* Section 108.4 is amended to read as follows: Work being conducted without a valid building permit shall be subject to a fee of \$100.00 payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense, as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

- S. *Section 108.6:* Section 108.6 is amended to read as follows: The Building Official is authorized to establish a refund policy. The Building Official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under the permit issued in accordance with this Code the Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.
- T. *Section 109.1:* Section 109.1 is amended by adding a new subsection 109.1.1 to read as follows: Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.
- U. *Section 109.3.5:* Section 109.3.5 is amended by deleting the exception.
- V. *Section 109.5:* Section 109.5 is amended to add the following subsection 109.5.1: 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 card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested or deviating from the approved plans. In instances where reinspection fees have been assessed no additional inspection of the work will be performed until the reinspection fee has been received by the Building Department. Reinspection fees are designated by the adopted Town of Parachute building permit fee schedule.
- W. *Section 110.2:* Section 110.2 is amended to read as follows: After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the code enforcement agency, and all conditions of issuance have been met, the Building Official shall issue a certificate of occupancy which shall contain the following:
1. The building permit number.
 2. The address of the structure.
 3. The name and address of the owner.
 4. A description of that portion of the structure for which the certificate has been issued.
 5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code.
 6. The name of the Building Official.
 7. The edition of the Code under which the permit was issued.
 8. If an automatic sprinkler system is provided.
 9. Any special stipulations and conditions of the building permit.

- X. *Section 111.1:* Section 111.1 is amended to read as follows: No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official, or the State of Colorado Electrical Inspector.
- Y. *Section 111.2:* Section 111.2 is amended to read as follows: The Building Official and the State of Colorado Electrical Inspector shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, power or fuel.
- Z. *Section 112:* In Section 112 and wherever in this Code there is a reference made to the Board of Appeals, it shall be amended to read Board of Adjustment.
- AA. *Section 112.3:* Section 112.3 is deleted in its entirety.
- BB. *Section 202:* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Agricultural Building. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. **The building's sole use must be agricultural.**

Bedroom. A room which is designed as a sleeping room, a loft, a mezzanine in group R occupancies or a room or area that can be used as a sleeping room and contains a closet.

Certificate of Occupancy. A written notification from the Building Official that the work covered under the permit is complete and the permit is closed.

Factory Built Building. A building which is assembled in a facility that has been approved by the State of Colorado, built to the building, plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

Kitchen. A room or area that is designated to be used for the preparation of food, and which contains more than one standard size kitchen appliance or fixture.

Person. A natural person or individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, **instrumentality**, or corporation of the United States government. Singular includes plural, male includes female.

Usable Space under Floors. Usable space is that space under the first story between the underside of the floor joists or floor truss and the ground below which exceeds forty-six inches (46") at any point.

- CC. *Section 901.5:* Section 901.5 is amended by adding a new subsection 901.5.1 to read as follows: Special Inspector Required. All fire protection systems required by this Code shall be inspected and approved by an inspector. The inspector shall be an authorized representative of the fire department or another qualified individual with prior approval of the Building Official.
- DD. *Section 902.1:* Section 902.1 is amended by adding the following definition within the alphabetical order of the existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District, or the chief officer's authorized representative.

- EE. *Section 903.2.10:* Section 903.2.10 is amended by adding the following to the exception:

Exception: Group R-3 as applicable in Section 101.2, boarding houses with four (4) or less rooms and Group U.

- FF. *Section 1025.2:* Section 1025.2 is amended by the deletion of the exception in its entirety.

- GG. *Section 1203:* Section 1203 is amended by adding a new subsection to read as follows:

1203.3 Vapor retarder ground cover. A vapor retarder ground cover shall be made of six (6) mil polyethylene, or an approved equal with a rating of one (1) perm or less. The vapor retarder shall cover the entire ground area within crawlspaces in accordance with the following:

1. The vapor retarder shall be overlapped six inches (6") minimum at joints and shall extend over the top of pier footings.
2. The edges of the vapor retarder shall be turned up a minimum of four inches (4") at the stem wall.
3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam supports, plumbing and other penetrations.

- HH. *Section 1301.1.1:* Section 1301.1.1 is amended to read as follows: Minimum Insulation R-values are as follows:

Ceiling = R-30 wood stick built frame structures, R-38 log structures and steel roof construction.

Walls = R-19 wood stud frame, R-19 cavity R-3 sheathing steel stud frame.

Floors = R-19.

Basement Walls = R-10 below grade, R-19 Above grade.

Crawl Space Walls = R-10 below grade, R-19 above grade.

Slab Perimeter R-value and depth = R-10/36 inches.

- II. *Section 1608.2:* Section 1608.2 is amended to read as follows: Roof Snow Load. As determined by the Town of Parachute to be 40 psf. Potential unbalanced accumulations of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Minimum snow loads are in pounds per square foot of horizontal projected area. All snow load designs are to be designed and sealed by a Colorado registered engineer or architect.
- JJ. *Section 1608.3:* Section 1608.3 is deleted in its entirety.
- KK. *Section 1608.4:* Section 1608.4 is deleted in its entirety.
- LL. *Section 1608.5:* Section 1608.5 is deleted in its entirety.
- MM. *Section 1612.3:* Section 1612.3 is amended to read as follows: To establish flood hazard area, the governing body has adopted a flood hazard map and supporting data. The flood hazard map includes, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "Floodplain Information Report, Parachute Creek/Colorado River in the Town of Parachute Colorado," dated October 1989, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.
- NN. *Section 1702.1:* Section 1702.1 is amended by adding the following definition within the alphabetical order of existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District, or the chief officer's authorized representative.

- OO. *Section 1703.1:* Section 1703.1 is amended to read as follows: An approved agency shall provide all information as necessary for the Building Official to determine that the agency meets the required applicable requirements. The fire department or the State of Colorado Division of Fire Safety or their authorized representative shall be an approved agency for special inspection of fire protection systems required by this Code.
- PP. *Section 1704.1.1:* Section 1704.1.1 is amended by adding an Exception to read as follows:

Exception: Special Inspection by the fire department or the State of Colorado Division of Fire Safety or their authorized representative of fire protection systems.

QQ. *Section 1704.1.2:* Section 1704.1.2 is amended by adding an Exception to read as follows:

Exception: Special inspection by the fire department or the State of Colorado Division of Fire Safety or their authorized representative of fire protection systems.

RR. *Section 1704:* Section 1704 is amended by adding a new section and subsection to read as follows:

SS. *Section 1704.15:* Section 1704.15 is amended to read as follows: fire protection systems shall have the design plans approved by a special inspector and the systems inspected and tested by a special inspector for compliance with the requirements of this Code and the *International Fire Code*.

TT. *Section 1704.15.1:* Section 1704.15.1 is amended to read as follows: Special inspectors for fire protection systems shall have expertise in fire protection. Special inspectors for fire suppression systems shall be a certified fire suppression systems inspector by the State of Colorado Division of Fire Safety.

UU. *Section 1805.1:* Section 1805.1 is amended to read as follows: Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A copy of the soils report shall accompany the foundation design submittals.

Exception: Foundation designs for detached structures accessory to Group R Division 3, classified as Group U shall be permitted to utilize the minimum foundation design requirements of Chapter 4 I.R.C.

Footings and foundations shall be built on undisturbed soil or compacted fill material or CLSM. Compacted fill material shall be placed in accordance with Section 1803.5. CLSM shall be placed in accordance with Section 1803.6, or fill may be placed in accordance with engineer's specifications. The top surface of footings shall be level. The bottom surface of footings are permitted to have a slope not exceeding one (1) unit vertical in ten (10) units horizontal (ten percent (10%) slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one (1) unit vertical in ten (10) units horizontal (ten percent (10%) slope).

VV. *Section 1805.2:* Section 1805.2 is amended to read as follows: The minimum depth of footings below the undisturbed ground surface shall be thirty-six inches (36"). Where applicable, the depth of footings shall also conform to Sections 1805.2.1

through 1805.2.3.

WW. *Section 3001.1:* Section 3001.1 is amended to read as follows: This Chapter governs the design, construction, installation, alteration, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefor and providing procedures for the inspection and maintenance of such conveyances.

XX. *Chapter 30:* Chapter 30, concerning elevators, moving walks, escalators or dumbwaiters, is amended by adding four Sections and shall read as follows:

Section 3007
Permits and Certificates of Inspection

YY. *Section 3007.1:* 3007.1 Permits required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter, or to make major alterations to any existing elevator, dumbwaiter, escalator or moving walk, as defined in Part XII AF ASME A17.1, without first having obtained a permit for such installation. Permits shall not be required for maintenance or minor alterations.

ZZ. *Section 3007.2:* 3007.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and the presentation of a valid inspection report indicating that the conveyance is safe and that the inspections and tests have been performed in accordance with Part X of the ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3010.

Exception: Certificates of inspection shall not be required for conveyances within a dwelling unit.

- a. *Section 3007.3:* 3007.3 Application for permit. Applications for a permit to install shall be made on forms provided by the inspection agency, and the permit shall be issued to an owner upon payment of the permit fees specified.
- b. *Section 3007.4:* 3007.4 Application for certificate of inspection. Application for a certificate of inspection shall be made by the owner of an elevator, dumbwaiter, escalator or moving walk. Applications shall be accompanied by an inspection report as described in Section 3009. Fees for certificates of inspection shall be as specified.
- c. *Section 3007.5:* 3007.5 Fees. A fee for each permit shall be paid to the Building Department. A fee for each certificate of inspection shall be paid to the inspection agency.

Section 3008
Design

- d. *Section 3008.1:* 3008.1 Detailed requirements. For detailed design, construction and installation requirements, see Chapter 16 and the appropriate requirements of ASME A17.1.

Section 3009
Requirements for Operation and Maintenance

- e. *Section 3009.1:* 3009.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installation and shall cause periodic inspections to be made on such conveyances as required in this Section.
- f. *Section 3009.2:* 3009.2 Periodic inspections and tests. Routine and periodic inspections and tests shall be made as required by Part X of ASME A17.1.
- g. *Section 3009.3:* 3009.3 Alterations, repairs and maintenance. Alterations, repairs and maintenance shall be made as required by Part XII of ASME A17.1.
- h. *Section 3009.4:* 3009.4 Inspection costs. All costs of such inspections and tests shall be paid by the owner.
- i. *Section 3009.5:* 3009.5 Inspection reports. After each required inspection, a full and correct report of such inspection shall be filed with the Building Department.

Section 3010
Unsafe Conditions

- j. *Section 3010.1:* 3010.1 Unsafe conditions. When an inspector reveals an unsafe condition of an elevator, moving walk, escalator or dumbwaiter, the inspector shall file with the owner and the Building Department a full and true report of such inspection and such unsafe condition. If the Building Department finds that the unsafe condition endangers human life, the Building Department shall cause to be placed on such elevator, escalator, dumbwaiter or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the Building Department. The Building Department shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe, and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions removed. A posted notice of unsafe conditions shall be removed only by the Building Department when satisfied that the unsafe conditions have been corrected.
- k. *Chapter 32:* Chapter 32 Encroachments into the public Right-of-Way is deleted.

- l. *Section 3311.2:* Section 3311.2 is amended to read as follows: Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the Fire Department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished or as approved by the Fire Department.
- m. *Section 3311.4:* Section 3311.4 is amended to read as follows: Water supply for fire protection, either temporary or permanent shall be made available as soon as combustible material accumulates or as approved by the Fire Department.
- n. *Section 3401.3:* Section 3401.3 is amended to read as follows: Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the *International Fire Code, International Fuel Gas Code, International Plumbing Code, International Private Sewage Disposal Code, International Mechanical Code, International Residential Code*, and the Electrical Code adopted by the State of Colorado Electrical Board.
- o. *Section 3410.2:* Section 3410.2 is amended to read as follows: Structures existing prior to January 1, 1978 in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this Section or the provisions of Sections 3402 through 3406. The provisions in Sections 3409.2.1 through 3409.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.
- p. *Section 3410.3.2:* Section 3410.3.2 is amended to read as follows: Buildings that are evaluated in accordance with this Section shall comply with the *International Fire Code*.
- q. *Section 3410.4:* Section 3410.4 is amended to read as follows: For proposed work covered by this Section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this Section by a design professional licensed to practice in the State of Colorado.
- r. *Section 3410.6:* Section 3410.6 is amended to read as follows: The building owner shall cause the existing building to be evaluated in accordance with the provisions of the Section by a design professional(s) licensed to practice in the state of Colorado. The evaluation process specified herein shall be followed in its entirety to evaluate existing buildings. Table 3410.7 shall be utilized for tabulating the results of the evaluation. References to other Sections of this Code indicate that compliance with those Sections is required in order to gain credit in the evaluation herein outlined. In applying this Section to a building with mixed occupancies, where the separation between the mixed occupancies does not qualify for any category indicated in Section 3409.6.16, the score for each occupancy shall be determined and the lower score determined for each section of the evaluation process shall apply to the entire

building.

Where the separation between the mixed occupancies qualifies for any category indicated in Section 3409.6.16, the score for each occupancy shall apply to each portion of the building based on the occupancy of the space.

(Ord. 516 §1, 2005)

13.20.030 Copies on File and Available for Sale. At least one (1) copy of the International Building Code, 2003 Edition, and the adopted Chapters of the Appendix thereto, together with one (1) copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IBC and adopted Appendix shall be available for sale to the public at a moderate price.

(Ord. 516 §1, 2005)

13.20.040 Penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town or cause or permit the same to be done, contrary to or in violation of any of the provisions of the IBC.

Any person, firm or corporation violating any of the provisions of the IBC shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IBC is committed, continued or permitted. Any offense under this Section shall be deemed one of "strict liability." Violation of the IBC shall constitute a Class B municipal offense, as provided in Section 11.01.030 of the Parachute Municipal Code.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of any violation of the provisions of the IBC. No permit presuming to give authority to violate or cancel the provisions of the IBC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IBC or any other ordinance or from revoking any certificates of approval when issued in error.

(Ord. 516 §1, 2005)



Town of Parachute

222 Grand Valley Way, PO Box 100, Parachute, CO 81635 • p (970) 285-7630 • f (970) 285-9146

CONTRACT CHANGE ORDER NUMBER 1

Date: January 14, 2015
Project: Town of Parachute 2014 Infrastructure Master Plan
Subconsultant: Farnsworth Group, Inc.
Contact: Brian Zick, P.E.
From: Town of Parachute
Contract No.:

It is agreed to modify the Contract for the Project as follows:

1. Provide aerographic photographs and 2-ft topographic services from Cartographic Edge to survey the Town of Parachute city limits and future growth area. The base mapping is needed to complete infrastructure master planning work. The Town of Parachute Public Works has coordinated with Cartographic Edge to provide the service needed to complete the task.

Summary of Contract price adjustments: Price adjustments are itemized on the attached sheet(s):

Original Contract Amount	\$48,200.00
Approved Change Orders	\$ 22,350.00
This Change Order	\$ 4,625.00
Revised Contract Amount	\$70,550.00

Summary of Contract time adjustments:

Original Contract Completion Date: December 31, 2014
New Contract Completion Date: March 31, 2015

This modification constitutes compensation in full for all costs and mark-ups directly and/or indirectly attributable to the changes ordered herein, for all delays, impacts and disruptions related thereto and for performance of the changes within the Contract Time.

The foregoing Change Order is satisfactory and is hereby accepted. In accepting this Change Order, the Contractor acknowledges that he has no unsatisfied claim against the Town arising out of or resulting from this order, and the Contractor hereby releases and discharges the Town from any and all claims or demands whatsoever arising out of or resulting from this order.

APPROVALS

Town of Parachute: _____
By: _____ Date: _____

Subconsultant: _____
By: _____ Date: _____

CHAPTER 13.30

International Mechanical Code.

Sections:

- 13.30.010 Adopted by Reference.
- 13.30.020 Amendments.
- 13.30.030 Copies on File and Available for Sale.
- 13.30.040 Penalties.

13.30.010 Adopted by Reference. A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Mechanical Code, 2003 Edition, together with the Chapter of the Appendix set forth below, promulgated by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401, (hereinafter "IMC" or "International Mechanical Code"). The purpose of this Code is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems, including heating, ventilating, cooling and refrigeration systems, within the Town of Parachute.

B. The following Chapters of the Appendix of the International Mechanical Code, 2003 Edition, are adopted:

Appendix A: Combustion air openings and chimney connector pass-throughs

Appendix B: Recommended Permit Fee Schedule

Section B101: Section B101 is amended by completing the information where required.

B101

Mechanical Work, Other than Gas Piping Systems

B101.1 Initial Fee

- | | | |
|----------|--|---------|
| B101.1.1 | For issuing each permit: | \$22.00 |
| B101.1.2 | For issuing each supplemental permit when the original has not expired, been canceled, or finalized: | \$11.00 |

B101.2 Additional fees

- B101.2.1 Fee for inspecting heating, ventilating, ductwork, air-conditioning, exhaust, venting, combustion air, pressure vessel, solar, fuel oil and refrigeration systems and appliance installations shall be \$65.00 for the first \$1000.00, or fraction thereof, of valuation of the installation plus \$50.00 for each additional \$1000.00 or fraction thereof.

B101.2.2 Fee for inspecting repairs, alterations and additions to an existing system shall be \$50.00 plus \$50.00 for each \$1000.00 or fraction thereof.

B101.2.3 Fee for inspecting boilers (based upon Btu input):

33,000Btu (1 BHp) to 165,000 Btu (5 BHp)	\$15.00
165,001 Btu (5 BHp) to 330,000 Btu (10 BHp)	\$25.00
330,001 Btu (10 BHp) to 1,165,000 Btu (52 BHp)	\$45.00
1,165,001 Btu (52 BHp) to 3,300,000 Btu (98 BHp)	\$65.00
over 3,300,000 Btu (98 BHp)	\$85.00

B102 Fee for reinspection

If it becomes necessary to make a reinspection of a heating, ventilation, air-conditioning or refrigeration system, or boiler installation, the installer of such equipment shall pay a reinspection fee of \$50.00.

B103 Temporary operation inspection fee

When preliminary inspection is requested for purposes of permitting temporary operation of a heating, ventilation, refrigeration or air-conditioning system, or portion thereof, a fee of \$40.00 shall be paid by the contractor requesting such preliminary inspection. If the system is not approved for temporary operation on the first preliminary inspection, the usual reinspection fee shall be charged for each subsequent preliminary inspection for such purpose.

B104 Self-contained units less than 2 tons

In all buildings, except one- and two-family dwellings, where self contained air-conditioning units of less than two (2) tons are to be installed, the fee charged shall be that for the total cost of all units combined (see B101.2.1 for rate).

C. The fees to be charged pursuant to the International Mechanical Code shall be as set forth by resolution of the Parachute Board of Trustees as provided in Chapter 13.80 of the Parachute Municipal Code.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.30.020 Amendments. The International Mechanical Code, 2003 Edition, is hereby amended as follows:

A. *Section 101.1:* Section 101.1 is amended to read as follows: These regulations shall be known as the *Mechanical Code* of the Town of Parachute, Colorado, hereinafter

referred to as “this Code.”

- B. *Section 103.2:* Section 103.2 is amended to read as follows: The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied.
- C. *Section 103.4:* Section 103.4 is amended to read as follows: The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission is the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.
- D. *Section 106.3.1:* Section 106.3.1 is amended to read as follows: Construction documents, engineering calculations, diagrams and other data shall be submitted in three (3) sets with each application for a permit. The Code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by State law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this Code. Construction documents for buildings more than two (2) stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire resistance rating and fireblocking.
- Exception:** The Code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this Code.
- E. *Section 106.5.2:* Section 106.5.2 is amended to read as follows: The fees for mechanical work only, shall be as indicated in the Adopted Town of Parachute Mechanical Permit Fee Schedule.

F. *Section 106.6.3:* Section 106.6.3 is amended to read as follows: The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than eighty percent (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 eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan review effort has been expended.

The Code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

G. *Section 108.4:* Section 108.4 is amended to read as follows, and by adding the following Exception: Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the Code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Exception: Work conducted without a permit. Work being conducted without a valid building permit shall be subject to a fee of \$100.00 payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

H. *Section 108.5:* Section 108.5 amended by completing the information required: Upon notice from the Code official, that mechanical work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.

- I. *Section 109:* Section 109 is hereby repealed in its entirety. See IBC for the appeal process.
- J. *Section 202:* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

- K. *Section 303:* Section 303 is amended by adding a subsection:

303.9 LPG Appliances. Appliances burning LPG (Liquid Petroleum Gas) shall not be installed in a pit basement or similar location where heavier-than-air gases may collect unless such location is provided with an approved means for removal of unburned gas. The policy of the Town of Parachute is as follows:

- A. An untrapped drain with a minimum diameter of four inches (4") located in the lowest area where heavier than air vapors may collect is to be run with a continuous slope to an exterior area, which is not within a depression or recessed below adjacent terrain.
 - B. The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
 - C. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris and animals, which may cause blockage of the drain. This protection is to be approved by the building inspector.
- L. *Section 509.1:* Section 509.1 is amended to read as follows: Commercial food heat-producing appliances required by Section 507.2.1 to have a Type I hood shall be provided with an approved automatic fire suppression system complying with the *International Building Code and the International Fire Code*. All fire suppression systems required by this Code shall be inspected and approved by a special inspector. The special inspector shall be an authorized representative of the Fire Department or another qualified individual with prior approval of the Building Official. Approvals of special inspectors and inspections, approvals and reports by special inspectors, shall be in accordance with Chapter 17 of the *International Building Code*.

- M. *Section 703:* Section 703 is amended by adding a new Section and subsection to read as follows:

703.2 All air from the outdoors for gas-fired appliances. Where approved, this Section shall be an alternative to the provisions of Section 703.1 and shall apply to gas-fired appliances only. Where all combustion and dilution air for gas-fired appliances is to be provided by outdoor air, the required combustion and dilution air shall be obtained by opening the room or enclosure to the outdoors. The openings connecting the room or enclosure to the outdoor air and the appliance installations shall comply with Sections 703.2.1 through 703.2.3

703.2.1 Number and location of openings. One (1) opening shall be provided and located within twelve inches (12") of the ceiling of the room or enclosure.

703.2.2 Size and configuration of the opening. The opening shall directly connect to the outdoors or shall connect by means of vertical or horizontal ducts. The net free area of the opening calculated in accordance with section 709 shall be a minimum of one (1) square inch per 3,000 btu/h of input rating of the gas-fired appliance drawing combustion and dilution air from the room or enclosure and not less than the cross-sectional flow area of the appliance vent. The cross-sectional area of the duct shall be equal to or greater than the required size of the opening.

703.2.3 Appliance installation clearance. The appliance shall have a minimum clearance to the surfaces of the room or enclosure of one inch (1") at the sides and back of the appliance and six inches (6") at the front of the appliance.

- N. *Section 805:* Section 805 is amended by adding new sections to read as follows:

805.7 Factory-built chimneys shall be effectively fireblocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10').

805.8 Factory-built chimneys will be installed in an insulated chase when run on the exterior of a building.

- O. *Section 903.3:* Section 903.3 is amended to read as follows: Unvented gas log heaters are prohibited.

(Ord. 516 §1, 2005)

13.30.030 Copies on File and Available for Sale. At least one (1) copy of the IMC, 2003 Edition, and Chapter A of the Appendix thereto, together with one (1) copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IMC and adopted Appendix shall be available for sale to the public at a moderate price.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.30.040 Penalties. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, use or maintain any mechanical system or equipment or cause to or permit the same to be done in violation of the IMC, as adopted.

Any person, firm or corporation violating any of the provisions of the IMC, as adopted, shall be deemed guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code and shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IMC is committed, continued or permitted. Said offense shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of any violation of the provisions of the IMC. No permit presuming to give authority to violate or cancel the provisions of the IMC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IMC or any other ordinance or from revoking any certificates of approval when issued in error.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

CHAPTER 13.40

International Plumbing Code

Sections:

- 13.40.010 Adopted by Reference.
- 13.40.020 Amendments.
- 13.40.030 Copies on File and Available for Sale.
- 13.40.040 Penalties.

13.40.010 Adopted by Reference. A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Plumbing Code, 2003 Edition, with the Appendices described below, promulgated by the International Association of Plumbing and Mechanical Officials, 20001 Walnut Drive South, Walnut, CA 91789, (hereinafter "IPC" or "International Plumbing Code"). The purpose of the IPC is to protect the safety of residents of the Town by prescribing minimum standards for plumbing installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing systems.

- B. The following appendices of the International Plumbing Code, 2003 Edition, are adopted.

Appendix A: Plumbing Permit Fee Schedule

Appendix A is amended by completing the information where required:

**APPENDIX A
PLUMBING PERMIT FEE SCHEDULE**

Permit Issuance

- | | | |
|----|--|----------------|
| 1. | For issuing each permit: | \$22.00 |
| 2. | For issuing each supplemental permit when the original has not expired, been canceled, or finalized: | \$11.00 |

Unit Fee Schedule

- | | | |
|----|--|----------------|
| 1. | For each plumbing fixture or trap or set of fixtures on one trap (Including water, drainage piping and backflow protection thereof): | \$8.00 |
| 2. | For each building sewer and each trailer park sewer: | \$16.00 |
| 3. | Rainwater systems - per drain (inside building): | \$8.00 |
| 4. | For each cesspool (where permitted): | \$27.00 |
| 5. | For each private sewage disposal system: | \$45.00 |

6.	For each water heater and/or vent:	\$8.00
7.	For each industrial waste pretreatment interceptor including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps:	\$8.00
8.	For installation, alteration or repair of water-piping and/or water-treating equipment, each:	\$8.00
9.	For repair or alteration of drainage or vent piping, each fixture:	\$8.00
10.	For each lawn sprinkler system on any one meter including backflow protection devices therefor:	\$8.00
11.	For atmospheric-type breakers not included in Item 2:	
	1 to 5:	\$6.00
	over five, each:	\$1.20
12.	For each backflow protective device other than atmospheric-type vacuum breakers:	
	2 inches and smaller:	\$8.00
	Over 2 inches:	\$16.00

Other Inspections and Fees

1.	Inspections outside of normal business hours: (Minimum charge two hours)	\$50.00 per hour
2.	Reinspection fee assessed under provisions of Section 107.3.3	\$50.00
3.	Inspections for which no fee is specifically indicated: (Minimum charge one-half hour)	\$50.00 per hour
4.	Additional plan review required by changes, additions or revisions to approved plans (Minimum charge one-half hour)	\$50.00 per hour

Appendix E: Sizing of Water Piping System

Appendix F: Structural Safety

C. The fees to be charged pursuant to the International Plumbing Code shall be set forth by resolution of the Parachute Board of Trustees as provided in Chapter 13.80 of the Parachute Municipal Code.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.40.020 Amendments. The International Plumbing Code, 2003 Edition, is hereby amended as follows:

A. *Section 101.1:* Section 101.1 is amended to read as follows: These regulations shall be known as the Plumbing Code of the Town of Parachute, Colorado, hereinafter

referred to as “this Code.”

- B. *Section 101.3:* Section 101.3 is amended to read as follows: The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems. The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this Code, the more restrictive shall apply.
- C. *Section 103.2:* Section 103.2 is amended to read as follows: The Code official shall be appointed by the chief appointing authority of the jurisdiction; and the Code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority. The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of the Code is neither intended nor implied.
- D. *Section 103.4:* Section 103.4 is amended to read as follows: The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.
- E. *Section 106.6.2:* Section 106.6.2 is amended to read as follows: The fees for plumbing work only, shall be as indicated in the adopted Town of Parachute plumbing permit fee schedule.
- F. *Section 106.6.3:* Section 106.6.3 is amended to read as follows: The Building Official shall authorize the refunding of fees as follows:
 - 1. The full amount of any fee paid hereunder that was erroneously paid or collected.
 - 2. Not more than eighty percent (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 eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn

or canceled before any plan review effort has been expanded.

The Code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

- G. *Section 108.4:* Section 108.4 is amended to read as follows, and by adding the following Exception: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the Code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Exception: Work conducted without a permit. Work being conducted without a valid building/plumbing permit shall be subject to a fee of \$100.00 payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable plumbing permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

- H. *Section 108.5:* Section 108.5 amended by completing the information required: Upon notice from the Code official, work on any plumbing system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.
- I. *Section 109:* Section 109 is hereby repealed in its entirety. See IBC for the appeal process.
- J. *Section 202:* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

- K. *Section 305.6.1:* Section 305.6.1 is amended to read as follows: Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen

inches (18") below grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

- L. *Section 904.1:* Section 904.1 is amended to read as follows: All open vent pipes that extend through a roof shall be terminated at least twelve inches (12") above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (7') above the roof.
- M. *Section 1106.1:* Section 1106.1 is amended to read as follows: The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the one hundred-year hourly rainfall rate of two inches (2") per hour.
- N. *Section 1108.1:* Section 1108.1 is amended to read as follows: Combination drains and sewers. The size of a combination sanitary and storm drain or sewer shall be computed in accordance with the method in Section 1106.3. The fixture units shall be converted into an equivalent projected roof or paved area. Where the total fixture load on the combined drain is less than or equal to two hundred fifty-six (256) fixture units, the equivalent drainage area in horizontal projection shall be taken as 4,000 square feet. Where the total fixture load exceeds two hundred fifty-six (256) fixture units, each additional fixture unit shall be considered the equivalent of 15.6 square feet of drainage area. These values are based on a rainfall rate of one inch (1") per hour. Combination sanitary and storm drains or sewers are prohibited.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.40.030 Copies on File and Available for Sale. At least one (1) copy of the International Plumbing Code, 2003 Edition, and the Appendices adopted thereto, together with one (1) copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IPC and such Appendices shall be available for sale to the public at a moderate price.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.40.040 Penalties. Any person, firm, or corporation violating any provisions of the IPC shall be deemed guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each separate day or any portion thereof, during which any violation of the IPC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IPC shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IPC. No permit presuming to give authority to violate or cancel the provisions of the IPC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations from being carried on thereunder when in violation of the IPC or any other ordinance, or from revoking any certificate of approval when issued in error.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

CHAPTER 13.50

International Fuel Gas Code

Sections:

- 13.50.010 Adopted by Reference.
- 13.50.020 Amendments.
- 13.50.030 Copies on File and Available for Sale.
- 13.50.040 Penalties.

13.50.010 Adopted by Reference. A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is adopted by reference thereto, the International Fuel Gas Code, 2003 Edition, together with the Chapters of the Appendix set forth below, promulgated by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401 (hereinafter "IFGC" or "International Fuel Gas Code"). The purpose of the IFGC is to protect the safety of residents of the Town by prescribing minimum standards for the installation and maintenance of gas and fuel burning appliances and related piping within the Town of Parachute.

B. The following Chapters of the Appendix of the International Fuel Gas Code, 2003 Edition, are adopted.

The following Appendix Chapters are adopted:

Appendix A: Sizing and capacities of gas piping

Appendix B: Sizing of venting systems serving appliances equipped with draft hoods category I appliances and appliances listed for use with type B vents.

Appendix C: Exit terminals of mechanical draft and direct-vent venting systems.

Appendix D: Recommended procedure for safety inspection of an existing installation.

(Ord. 516 §1, 2005)

13.50.020 Amendments. The International Fuel Gas Code, 2003 Edition, is hereby amended as follows:

- A. *Section 101.1:* Section 101.1 is amended to read as follows: These regulations shall be known as the *Fuel Gas Code* of the Town of Parachute, Colorado, hereinafter referred to as "this Code."
- B. *Section 103.2:* Section 103.2 is amended to read as Follows: Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied.
- C. *Section 103.4:* Section 103.4 is amended to read as follows: The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer

or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission is the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

D. *Section 106.5.2:* Section 106.5.2 shall have the following fee schedule inserted:

Permit fee including one pressure test inspection is \$100.00, reinspection fee is \$50.00.

E. *Section 106.6.3:* Section 106.6.3 is amended to read as follows: The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than eighty percent (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 eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan review effort has been expanded.

The Code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

F. *Section 108.4:* Section 108.4 is amended to read as follows, and by adding the following exception: Persons who shall violate a provision of this Code, fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the Code official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Exception: Work conducted without a permit. Work being conducted without a valid building permit shall be subject to a fee of \$100.00 payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit, plan check and administration fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

- G. *Section 108.5:* Section 108.5 is amended by completing the information required: Upon notice from the Code official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.
- H. *Section 109:* Section 109 is hereby repealed in its entirety.
- I. *Section 202:* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

- J. *Section 303.3:* Section 303.3 is amended to read as follows: Appliances shall not be located in, or obtain combustion air from any of the following rooms or spaces:
1. Sleeping rooms
 2. Bathrooms
 3. Toilet rooms
 4. Storage closets
 5. Surgical rooms

Exceptions:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
 2. Vented room heaters, wall furnaces, vented decorative appliances and decorative appliances for installation in vented solid fuel-burning fireplaces, provided that the room is not a confined space and the building is not of unusually tight construction.
 3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section 304.11. Access to such enclosure shall be through a solid door, weather stripped, and equipped with an approved self-closing devise.
- K. *Section 303:* Section 303 is amended by adding a subsection:

303.8 LPG Appliances. Appliances burning LPG (Liquid Petroleum Gas) shall not be installed in a pit basement or similar location where heavier-than-air gases may collect unless such location is provided with an approved means for removal of

unburned gas. The policy of the Town of Parachute is as follows:

- A. An untrapped drain with a minimum diameter of four inches (4") located in the lowest area where heavier than air vapors may collect is to be run with a continuous slope to an exterior area, which is not within a depression or recessed below adjacent terrain.
 - B. The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
 - C. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris and animals, which may cause blockage of the drain. This protection is to be approved by the building inspector.
- L. *Section 403.4.2:* Section 403.4.2 is amended to add the following: Steel and wrought-iron pipe shall be at least of standard weight (schedule 40) and shall comply with one of the following standards:
- 1. ASME B 36.10, 10M
 - 2. ASTM A53: or
 - 3. ASTM A 106.

Galvanized pipe shall not be used with propane.

- M. *Section 406.4.1:* Section 406.4.1 is amended to read as follows: The test pressure to be used shall be no less than one and one-half (1-1/2) times the proposed working pressure, but not less than ten (10) psig irrespective of design pressure. Where the test pressure exceeds one hundred twenty-five (125) psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent (50%) of the specified minimum yield strength of the pipe.
- N. *Section 501.8:* Section 501.8 is amended to read as follows: The following appliances shall not be required to be vented.
- 1. Ranges.
 - 2. Built-in domestic cooking units listed and marked for optional venting.
 - 3. Hot plates and laundry stoves.
 - 4. Type 1 clothes dryers (Type 1 clothes dryers shall be exhausted in accordance with the requirements of Section 613.)
 - 5. A single booster type instantaneous water heater, where designed and used solely for the sanitizing rinse requirements of a dishwashing machine, provided that the heater is installed in a commercial kitchen having a mechanical exhaust system. Where installed in this manner, the draft hood, if required, shall be in place and unaltered and the draft hood outlet shall be not less than thirty-six inches (36") vertically and 6 inches (6") horizontally from any surface other than the heater.
 - 6. Refrigerators.
 - 7. Counter appliances.
 - 8. Direct-fired make-up air heaters.
 - 9. Other equipment listed for unvented use and not provided with flue collars.

10. Specialized equipment of limited input such as laboratory burners and gas lights.

Where the appliances and equipment listed in items (1) through (10) above are installed so that the aggregate input rating exceeds twenty (20) Btu per hour per cubic foot of volume of the room or space in which such appliances and equipment are installed, one or more shall be provided with venting systems or other approved means for conveying the vent gases to the outdoor atmosphere so that the aggregate input rating of the remaining unvented appliances and equipment does not exceed the twenty (20) Btu per hour per cubic foot figure. Where the room or space in which the equipment is installed is directly connected to another room or space by a doorway, archway or other opening of comparable size that cannot be closed, the volume of such adjacent room or space shall be permitted to be included in the calculations.

O. *Section 506:* Section 506 is amended by adding two new subsections to read as follows:

506.4 Factory-built chimneys shall be effectively fireblocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10').

506.5 Factory-built chimneys will be installed in an insulated chase when run on the exterior of a building.

P. *Section 603.1:* Section 603.1 is amended to read as follows: Log lighters are prohibited.

Q. *Section 621.1:* Section 621.1 is amended to read as follows: Prohibited Installation. Installation of unvented room heaters and unvented log heaters is prohibited.

R. *Subsections 621.2 through 621.7:* Subsection 621.2 through 621.7 are hereby repealed.

(Ord. 516 §1, 2005)

13.50.030 Copies on File and Available for Sale. At least one (1) copy of the International Fuel Gas Code, and the Chapters of the Appendix herein adopted, together with one (1) copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IFGC and said Chapters of the Appendix shall be available for sale to the public at a moderate price.

(Ord. 516 §1, 2005)

13.50.040 Penalties. Any person, firm or corporation violating any provisions of the IFGC shall be deemed guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each separate day or any portion thereof, during which any violation of the IFGC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any criminal offense under the IFGC shall be deemed one of "strict liability."

The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IFGC. No permit presuming to give authority to violate or cancel the provisions of the IFGC shall be valid, except in so far as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in

violation of the IFGC, or any other ordinance or from revoking any certificate of approval when issued in error.

(Ord. 516 §1, 2005)

CHAPTER 13.60

International Residential Code

Sections:

- 13.60.010 Adopted by Reference.
- 13.60.020 Amendments.
- 13.60.030 Copies on File and Available for Sale.
- 13.60.040 Penalties.

13.60.010 Adopted by Reference. A. Pursuant to the power and authority conferred by the laws of the State of Colorado, there is hereby adopted by reference thereto, the International Residential Code, 2003 Edition, together with a Chapter of the Appendix as set forth below, promulgated by the International Code Council, Inc., 5203 Leesburg Pike, Suite 708, Falls Church, VA 22041-3401, (hereinafter "IRC" or "International Residential Code"). The purpose of the IRC is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of one and two-family dwellings and townhouses not more than three (3) stories in height within the Town of Parachute.

B. The following Chapters of the Appendix of the International Residential Code, 2003 Edition, is adopted.

Appendix F: Radon Control is deleted from this Code.

Appendix I: Private Sewage Disposal is deleted from this Code.

Appendix J: Existing Buildings and Structures is amended to read as follows:

Section AJ102.4 Replacement windows is deleted.

Section AJ501.5 Electrical equipment and wiring is deleted.

Appendix L: ICC International Residential Code Electrical Provisions/National Electrical Code Cross Reference is deleted from this code.

C. Any fees required pursuant to the International Residential Code shall be as set forth by resolution of the Parachute Board of Trustees as provided in Chapter 13.80 of the Parachute Municipal Code.

(Ord. 516 §1, 2005)

13.60.020 Amendments. The International Residential Code, 2003 Edition, is hereby amended as follows:

- A. *Section R101.1:* Section R101.1 is amended to read as follows: These regulations shall be known as the *Residential Code for One- and Two-Family Dwellings* of the Town of Parachute, Colorado, and shall be sited as such and will be referred to herein as "this Code."
- B. *Section R101.2:* Section R101.2 is amended to read as follows: The provisions of the *International Residential Code for One- and Two-Family Dwellings* shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one-

and two- family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

- C. *Section R101.2 Exception:* Section R101.2 Exception is hereby repealed.
- D. *Section R102.7:* Section R102.7 is amended to read as follows: The legal occupancy of any structure existing on the date of the adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, or the *International Fire Code*, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- E. *Section R104.1:* Section R104.1 is amended to read as follows: The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied. The Building Official shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving the requirements specifically provided for in this Code.
- F. *Section R104.8:* Section R104.8 is amended to read as follows: The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Building Official, members of the Board of Adjustments or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this Code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of a direct act or by reason of an act or omission in the discharge of duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.
- G. *Section R105.1:* Section R105.1 is amended to add a subsection:

R105.1.1 Reroofing permit. A permit is required to reroof a residence.
- H. *Section R105.2:* Section R105.2 is amended to read as follows: Permits shall not be required for the following. 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 ordinances of this jurisdiction.

Building:
 - 1. One story detached accessory structures used as tool and storage sheds or playhouses, provided the floor area does not exceed one hundred twenty (120) square feet.

2. Fences not over six feet (6') high used for non-agricultural uses and any fence built for agricultural purposes that is a post and wire construction.
3. Retaining walls which are not over four feet (4') in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two (2) to one (1).
5. Sidewalks and driveways not more than thirty inches (30") above grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than twenty-four inches (24") deep.
8. Swings and other playground equipment accessory to one- and two-family dwellings.
9. Window awnings supported by an exterior wall which do not project more than fifty-four inches (54") from the exterior wall and do not require additional support.

- I. *Section R105.5:* Section R105.5 is amended to read as follows: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced. Permits must pass a required inspection or show substantial progress during the one hundred eighty (180) day period in order not to be considered suspended or abandoned. On expired permits, before such work can be commenced or recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half (½) of the permit fee of the original permit, provided no changes have been made or will be made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one (1) year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in Section R106 and Section R108. Any nullified permit where the suspension or abandonments have exceeded one (1) year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for one hundred eighty (180) days from the date of extension, does not require compliance with codes adopted since the original permit was issued, and does not require

payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the Building Code has been adopted, the original plans shall be reviewed and required to comply with the current Code. The permittee shall pay a permit fee based on the current projected valuation plus the applicable plan check fees.

- J. *Section R106.1:* Section R106.1 Is amended to read as follows: Three (3) sets of construction documents shall be submitted with each application for a permit. Special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The Building Official has determined that the following submittal documents must be prepared by registered design professionals; site plans for vacant lots, soil tests, foundation designs and roof/truss designs. These documents must be stamped by a Colorado registered design professional.
- K. *Section R106.2:* Section R106.2 Is amended to read as follows: The construction documents submitted with the application for a permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from the lot line. All permit applications to develop vacant land or within fifty feet (50') of a property line shall have a site plan prepared by a State of Colorado licensed professional for setback verification. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.
- L. *Section R108.2:* Section R108.2 Is amended to read as follows: On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for permit shall be paid as required, in accordance with the adopted Town of Parachute Building Permit Fee Schedule.

Exception: Plan review of commercial building permit applications is conducted by a third party. Permit fees shall be the permit cost as calculated by the adopted Town of Parachute building permit fee schedule and reimbursement of actual plan review costs.

- M. *Section R108.4:* Section R108.4 is amended by adding a subsection:

R108.4.1 Work commencing before permit issuance. Work being conducted without a valid Building Permit shall be subject to a fee of \$100.00 payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five days from due notice being served shall be deemed a separate offense.
- N. *Section R108.5:* Section R108.5 is amended to read as follows: The Building Official is authorized to establish a refund policy. The Building Official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under the permit issued in accordance with this Code the Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.
- O. *Section R109.1.5.1:* Section R109.1.5.1 is rewritten to read as follows: Fire-

resistance-rated construction inspection. Inspection of all interior and exterior lathing and gypsum board shall be made after installation but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

P. *Section R109:* Section R109 is amended to add the following subsection:

R109.5 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 card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested or deviating from the approved plans. In instances where reinspection fees have been assessed no additional inspection of the work will be performed until the reinspection fee has been received by the Building Department. Reinspection fees are designated by the adopted Town of Parachute Building Permit Fee Schedule.

Q. *Section R110.3:* Section R110.3 is amended to read as follows: After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the code enforcement agency, and all conditions of issuance have been met, the Building Official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate has been issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code.
6. The name of the building official.
7. The edition of the Code under which the permit was issued.
8. If an automatic sprinkler system is provided.
9. Any special stipulations and conditions of the building permit.

R. *Section R111:* Section R111 is amended to read as follows: No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official, or the State of Colorado Electrical Inspector.

S. *Section R112:* Section R112 is amended as follows:

In Section R112, and wherever in this Code there is a reference made to Board of Appeals, it shall be amended to read Board of Adjustments.

T. *Section 112.3:* Section 112.3 is deleted in its entirety.

U. *Section R202:* Section R202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Agricultural Building. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. The building's sole use must

be agricultural.

Building. Building shall mean any one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include. A minimum building dimension of twenty feet (20') wide and twenty feet (20') long.

Bedroom. A room which is designed as a sleeping room, a loft, a mezzanine in Group R occupancies or a room or area that can be used as a sleeping room and contains a closet.

Certificate of Occupancy. A written notification from the Building Official that the work covered under the permit is complete and the permit is closed.

Factory Built Building. A building which is assembled in a facility that has been approved by the State of Colorado, built to the building, plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

Fire Department. The chief officer of the Grand Valley Fire Protection District, or the chief officer's authorized representative.

Kitchen. A room or area that is designated to be used for the preparation of food, and which contains more than one standard size kitchen appliance or fixture.

Manufactured Home. A single family dwelling which is partially or entirely assembled in a factory, is not less than twenty feet (20') in width and twenty feet (20') in length, is installed on a permanent foundation, has a brick, wood or cosmetically equivalent exterior and a pitched roof, is certified pursuant to the "National Housing Construction and Safety Standards Act of 1974", 42 U.S.C. 5401 *et seq.*, as amended, and bearing the H.U.D. identification label. Installed and set up as required in the set up manual supplied with the manufactured home.

Person. A natural person or individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the United States government. Singular includes plural, male includes female.

Usable Space under Floors. Usable space is that space under the first story between the underside of the floor joists or floor truss and the ground below which exceeds forty-six inches (46") at any point.

V. *Table R301.2(1):* The following information has been provided to complete Table R301.2(1)

Ground Roof Snow Load: 40 psf
Wind Speed: 90 MPH Exposure C See Section R301.2.1.4
Seismic Design Category: B
Weathering Probability for Concrete: Severe
Frost Line Depth: 36 inches
Termite Infestation Probability: None to Slight
Decay Probability: None to Slight
Winter Design Temperature: Minus 2 degrees
Ice Shield Underlayment Required: Yes
Flood Hazards: Yes: As indicated by September 27, 1991 FEMA Flood Insurance Rate Map

Air Freezing Index: 2000
Mean Annual Temp: 46.8

W. *Section R305:* Section R305.1 is amended by the deletion of Exception No. 2 and replaced with the following:

2. All basements in new dwelling units, other than basements clearly identified as cellars or mechanical spaces, shall have ceiling heights as required for habitable spaces. Where existing non-habitable basements, constructed prior to the adoption of this Code, are being converted to habitable uses, the Building Official shall be permitted to approve a minimum clear ceiling height of six feet, eight inches (6'8") from the finish floor; and beams, girders, ducts or other obstructions may project to within six feet, four inches (6'4") of the finished floor.

X. *Section R306:* Section R306 is amended by adding a new subsection to read as follows:

R306.5 Sanitation at construction sites. Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

Y. *Section R310:* Section R310.1 is amended as follows: Basements and every sleeping room, loft, mezzanine in Group R occupancies, or a room or area that can be used as a sleeping room and contains a closet shall have at least one (1) openable emergency escape and rescue opening. Where basements contain one (1) or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining area of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than forty-four inches (44") above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

Z. *Section R310.1.1:* Section R310.1.1 is amended by the deletion of the exception in its entirety:

AA. *Section R401.2:* Section R401.2 is deleted in its entirety and rewritten to read as follows: R401.2 Requirements. Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A copy of the soils report shall accompany the foundation design submittals.

Exception: Foundation designs for detached structures accessory to Group R Division 3, classified as Group U shall be permitted to utilize the minimum foundation design requirements of Chapter 4, I.R.C.

- BB. *Section R401.4:* Section R401.4 is amended to read as follows: Whereas the Building Official has determined that the soil types within this jurisdiction are largely expansive, compressive, shifting or have other unknown characteristics, soils tests will be required to determine the soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method. The bearing capacity of the soil shall be listed in the report and the results of the soil test shall be used to determine the engineered foundation design.
- CC. *Section R401.4.1:* Section R401.4.1 is deleted in its entirety.
- DD. *Table R401.4.1:* Table R401.4.1 is deleted in its entirety:
- EE. *Section R401.5:* Section R401.5 is amended to read as follows: When a soils report indicates compressive or shifting soils, such soils shall not be used as fill or stabilization.
- FF. *Section R403.1:* Section R403.1 is amended to read as follows: All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on natural soils or engineered fill. Structures shall be supported on piles where solid earth or rock is not available. The Town of Parachute will not inspect the drilling, reinforcement and placement of caissons. A qualified engineer must perform these inspections, and findings must be detailed in a typed, stamped report to the Building Department. Footings shall not bear on frozen soils.
- GG. *Section R408:* Section R408 is amended by adding a new subsection to read as follows: R408.7 Vapor retarder ground cover. A vapor retarder ground cover shall be made of 6 mil polyethylene, or an approved equal with a rating of 1 perm or less. The vapor retarder shall cover the entire ground area within crawlspaces in accordance with the following:
1. The vapor retarder shall be overlapped six inches (6") minimum at joints and shall extend over the top of pier footings.
 2. The edges of the vapor retarder shall be turned up a minimum of four inches (4") at the stem wall.
 3. Penetrations in the vapor retarder shall be no larger than necessary to fit piers, beam supports, plumbing and other penetrations.
- HH. *Section R602.2:* Section R602.2 is amended by adding two new exceptions.
- Exception:**
1. Bearing studs not supporting floors and non-bearing studs may be utility grade lumber, provided the studs are spaced in accordance with Table R602.3(5).
 2. In single family dwellings of log construction, wall logs need not be graded.
 3. In single family dwellings of log construction, all structural logs shall

be designed by a licensed Colorado architect or engineer and inspected by that architect or engineer after the completion of the framing, with the architect or engineer certifying to the Building Department that the logs are of the size, quality and species of the design and that they were installed to that design. Wall logs need not be part of the structural design.

- II. *Section R802.2:* Section R802.2 is amended to read as follows: Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section R301 and of transmitting the resulting loads to the supporting structural elements. All construction documents for roof and ceiling designs shall be designed and stamped by a Colorado registered engineer or licensed architect.
- JJ. *Section R802.10.2:* Section R802.10.2 is amended to read as follows: Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal plate connected wood trusses shall comply with ANSI/TPI 1. The truss design shall be prepared by a registered professional and truss design documents shall be stamped by the registered professional in accordance with Section R106.1.
- KK. *Section R1002:* Section R1002 is amended by adding the following subsections:
 - R1002.7 Factory-built chimneys shall be effectively fireblocked within the chase enclosure at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10’).
 - R1002.8 Factory-built chimneys shall be installed in an insulated chase when run on the exterior of the building.
- LL. *Section R1004:* Section R1004 is amended by adding a new subsection to read as follows:
 - R1004.1.1 Factory-built fireplaces and stoves. Factory-built fireplaces and stoves shall meet requirements as defined by Section 25-7-401, C.R.S., *et. seq.* and the regulations promulgated thereunder.
- MM. *Section R1004.4:* Section R1004.4 is amended to read as follows: Installation of unvented gas log heaters is prohibited.
- NN. *Chapter 11:* Chapter 11, concerning energy efficiency, is hereby repealed in its entirety and a new Chapter 11 is adopted to read as follows:

SECTION N1101
GENERAL

N1101.1 Scope. This Chapter sets forth energy-efficacy-related requirements for the design and construction of buildings regulated by this Code.

Exception: Portions of the building thermal envelope that do not enclose conditioned space.

SECTION N1102
BUILDING ENVELOPE

N1102.1 Thermal performance criteria. The minimum required insulation R-value or

maximum required U-factor for each element in the building thermal envelope (fenestration, roof/ceiling, opaque wall, floor, slab edge, crawl space wall and basement wall) shall be in accordance with the criteria in Table N1102.1 as modified herein.

Table N1102.1

Maximum Glazing U-Factor = 0.50

Minimum Insulation R-Value:

Ceilings = R-30 stick-built structures. R-38 log construction and steel construction

Walls = R-19 wood frame. R-19 cavity R-3 sheathing steel studs

Floors = R-19

Basement walls = R-10 below grade/R-19 above grade

Slab perimeter R-Value and depth = R-10/36

Crawl space walls = R-10 below grade/R-19 above grade

OO. Section M1308 is amended to include the additional following subsection:

M1308.3 LPG (Liquid Petroleum Gas) Appliances shall not be installed in a pit, basement or similar location where heavier than air gases collect unless such location is provided with an approved means for removal of unburned gas. The policy in Parachute, Colorado to approve such means is as follows:

- A. An untrapped drain with a minimum diameter of four inches (4") located in the lowest area where heavier than air vapors may collect is to run with a continuous slope to an exterior area, which is not within a depression or recessed below the adjacent terrain.
- B. The area of termination is to be determined by the Building Inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
- C. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris or animals, which may cause blockage of the drain.

PP. *Section M1401:* Section M1401 is amended to include the additional following subsection:

M1401.6 LPG Fuel. See Section M1308.3 on using LPG appliances in a pit or basement.

QQ. *Section M2001:* Section M2001 is amended to include the additional following subsection:

M2001.5 LPG Fuel. See Section M1308.3 on using LPG appliances in a pit or basement.

RR. *Section G2404:* Section G2404 is amended to include the additional following subsection:

G2404.10 LPG Fuel. See Section M1308.3 on using LPG appliances in a pit or basement.

SS. *Section G2406.2:* Section G2406.2 is amended to read as follows:

G2406.2 Prohibited Locations. Fuel-fired appliances shall not be located in, or obtain combustion air from any of the following rooms or spaces:

1. Sleeping rooms
2. Bathrooms
3. Toilet rooms
4. Storage closets

Exceptions:

1. Direct vent appliances that obtain combustion air directly from the outdoors.
2. Vented room heaters, wall furnaces, vented decorative appliances for installation in vented solid fuel burning fireplaces, provided that the room is not a confined space and the building is not of unusually tight construction.
3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Section G2407.11. Access to such an enclosure shall be through a weather-stripped solid door equipped with an approved self-closing device.

TT. *Section G2417.4.1:* Section G2417.4.1 is amended to read as follows: The test pressure to be used shall be not less than one and one-half (1 ½) times the proposed maximum working pressure, but not less than ten (10) psig, irrespective of design pressure. Where the test pressure exceeds one hundred twenty-five (125) psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent (50%) of the specified minimum yield strength of the pipe.

UU. *Section G2433.1:* Section G2433.1 is amended to read as follows: Log lighters are prohibited.

VV. *Section G2445:* Section G2445 is hereby repealed in its entirety.

WW. *Section P2501.1:* Section P2501.1 is amended to read as follows: The provisions of this Chapter shall establish the general administrative requirements applicable to plumbing systems and inspection requirements of this Code. The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this Code, the more restrictive shall apply.

XX. *Section P2603.6.1:* Section P2603.6.1 is amended to read as follows: Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen inches (18") below grade at the point of septic tank connection. Building sewers shall be a minimum of twelve inches (12") below grade.

YY. *Section P3101.1:* Section P3101.1 is amended to read as follows: All open vent pipes which extend through a roof shall be terminated at least twelve inches (12") above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least seven feet (7') above the

roof.

The entire Part VIII Electrical is deleted. All electrical work shall be done in accordance with the State of Colorado Electrical Inspector.

(Ord. 516 §1, 2005)

13.60.030 Copies on File and Available for Sale. At least one (1) copy of the International Residential Code, 2003 Edition, and the Chapters of the Appendix adopted herein, together with one (1) copy of the Ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IRC shall be available for sale to the public at a moderate price.

(Ord. 516 §1, 2005)

13.60.040 Penalties. Any person, firm or corporation violating any of the provisions of the IRC shall be deemed guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each separate day or any portion thereof, during which any violation of the IRC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IRC shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IRC. No permit presuming to give authority to violate or cancel the provisions of the IRC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IRC or any other ordinance, or from revoking any certificate of approval when issued in error.

(Ord. 516 §1, 2005)

CHAPTER 13.70

Administration and Enforcement

Sections:

- 13.70.010 Building Official - Designated.
- 13.70.020 Interpretation.
- 13.70.030 Promulgation of Regulations.
- 13.70.040 Building Official - Powers and Duties.
- 13.70.050 Responsibility of Owner.
- 13.70.060 Prohibitions.
- 13.70.070 Non-Assumption, Non-Waiver of Liability.

13.70.010 Building Official–Designated. The Board of Trustees shall designate a person to serve as the Town of Parachute Building Official. The Building Official is authorized and directed to enforce all provisions of this Title and the codes adopted by reference thereunder. The Town may contract with other persons or other governmental entities to perform inspections and other duties of the Building Official provided for in this Title and the codes adopted by reference thereunder.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.020 Interpretation. The Town Building Official shall be deemed the judge as to the proper interpretation of the rules and requirements of this Title and the codes adopted by reference thereunder pertaining to the construction, alteration, enlargement or improvement of buildings and structures regulated by this Title or the codes adopted by reference thereunder. Provided, however, the Building Official shall not be permitted to modify any substantive rules and regulations contained in this Title and the codes adopted by reference thereunder.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.030 Promulgation of Regulations. The Town Building Official shall be authorized to promulgate from time to time additional regulations, design standards, tables, drawings, and guidelines not in conflict with the provisions of this Title and the codes adopted by reference thereunder.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.040 Building Official–Powers and Duties.

A. The Building Official is charged with the administration and enforcement of this Title and all codes adopted by reference thereunder, under the authority of the Board of Trustees.

B. The Building Official or his designee shall have the power to:

1. Enter any premises at any reasonable time for the purpose of administering this Title.

2. Direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence of proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, devices, construction or foundation meets the requirements of this Title. The

records of such tests shall be kept available for inspection during the construction of the building or structure and for such a period thereafter as required by the Building Official.

3. Direct by written notice, or by attaching a placard to the premises, the correction of any condition where, in the opinion of the Building Official, such a condition violates the provisions of this Title.

4. Revoke a permit where there is a violation of the provisions of this Title.

5. Authorize the filing of a criminal complaint in the Parachute Municipal Court if he has probable cause to believe a violation of this Title or any code adopted by reference thereunder has been committed.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.050 Responsibility of Owner. Neither the granting of a permit, nor the approval of the drawings and specifications, nor inspections made by the Building Official shall in any way relieve the Owner of such building or structure from full responsibility for carrying out all work in accordance with the requirements of this Title and the codes adopted by referenced thereunder.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.060 Prohibitions. A. No person shall commence or continue any work in respect to any building, structure, factory-built housing unit, manufactured home, mobile home or equipment without first obtaining required permits from the Town of Parachute, as required by this Title and the codes adopted by reference thereunder.

B. No person shall occupy any new building, factory-built housing unit, manufactured home, or mobile home until sewage disposal facilities meeting the minimum standards of the Colorado Department of Public Health and Environment and the Town of Parachute have been installed and have been approved, in writing, by the Town. No person shall occupy any building, factory-built housing unit, manufactured home, or mobile home unless domestic water facilities have been installed and have been approved, in writing, by the Town of Parachute.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.70.070 Non-Assumption, Non-Waiver of Liability. The Town of Parachute, its officials, employees, agents thereof shall not be deemed to have assumed a duty of care where none otherwise existed by the performance of a service or an act of assistance for the benefit of any person under this Title. The adoption of the codes herein shall not give rise to a duty of care. The enforcement or failure to enforce this Title or the mere fact that an inspection was conducted in the course of enforcing this Title shall not give rise to a duty of care where none otherwise existed. Enactment of this Title shall not constitute a waiver of the official immunity, sovereign immunity, or governmental immunity by the Town of Parachute, its officers, employees, and agents.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

CHAPTER 13.80

Permits and Fees

Sections:

13.80.010	Permits Required.
13.80.020	Waiver of Permit Requirements.
13.80.030	Issuance of Permits.
13.80.040	Application - Contents.
13.80.050	Permits/Sign Board on Site.
13.80.060	Permits - General Conditions.
13.80.070	Permit Fees - General.
13.80.080	Issuance of a Certificate of Occupancy.

13.80.010 Permits Required. The Building Official, or his designee, shall promulgate a table that sets forth the projects which require permit(s), if any, and specifies the specific type of permit(s) required and the site inclusion requirements. This table and fee schedule shall take effect when ratified by the Board of Trustees. It shall be the duty of the applicant for a proposed project which is not specifically set forth in said table to contact the Building Official for a determination of the type of permit(s) required, if any, and the site inclusion requirements.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.020 Waiver of Permit Requirements. The Building Official may waive any permit requirements contained within this Title or the codes adopted by reference thereunder only after a determination is made that the effect of such a waiver is minor and will not affect the health, safety and welfare of the citizens of the Town of Parachute.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.030 Issuance of Permits.

A. The Building Official shall issue a permit where:

1. Application for a permit has been made in accordance with the provisions of this Section.

2. The proposed work set out in the application conforms to this Title and all other laws, regulations, resolutions or orders applicable within the Town of Parachute.

3. All construction drawings, applications, and permit fees have been submitted and approved, including those for plumbing, electrical, and mechanical portions of the project. A footing and foundation permit may be awarded prior to the reception of other permit information if adequate structural and site plan information has been provided.

B. The Building Official shall NOT issue a permit where:

1. The proposed work, as set forth in the application, or the proposed use of the building or structure when completed, does not comply with the subdivision, zoning, or land use provisions of the Parachute Municipal Code, or other applicable ordinances.

2. The proposed site is located, all or in part, within any area determined by the Building Official to necessitate special building requirements as a result of potential avalanche, earth movement, floods, surface water, or other potentially hazardous conditions, or is located within an area of special flood hazard as designated pursuant to the Parachute Municipal Code, and any special permits required by said Chapter have not been obtained by the applicant. All special building requirements included in any such special permit shall be incorporated into the permit issued to the applicant under this Title.

3. In the opinion of the Building Official, the results of any tests are not satisfactory.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.040 Application - Contents. An application for a permit issued under this Title shall:

- A. Be made on the form prescribed by the Building Official.
- B. Be signed by the applicant.
- C. Be accompanied by the fee prescribed for the work to be undertaken.
- D. State the intended use of the building or structure.
- E. Include copies in duplicate of a plot plan and scale drawings and specifications of the work to be carried out as required by the 2003 International Building Code, and any other applicable regulations.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.050 Permits/Sign Board on Site.

A. An address sign board shall be required at all building sites for new construction permitted through the Town of Parachute Building Official. The sign board shall provide a place to mount the permit card where it can be signed during various inspections. The Building Official may promulgate recommended dimensions for said sign board as a guideline only.

B. The person to whom the permit is issued shall, during construction, post in a conspicuous place on the property in respect of which the permit was issued a copy of the building permit or a poster or placard approved by the Building Official in lieu thereof.

C. The person to whom the building permit is issued shall, during construction, keep a copy of the approved drawings and specifications referred to in subsection 13.80.040(E) on the property in respect of which the permit was issued.

(Ord. 413 §1, 1999; Amended rd. 516 §1, 2005)

13.80.060 Permits - General Conditions. Unless otherwise provided in the primary Codes adopted by reference, every permit is issued upon the condition that:

A. Construction shall be started within one hundred eighty (180) days from the date of the issuance of the permit;

B. Construction shall not be discontinued or suspended for a period of more than one hundred eighty (180) days; and

C. The exterior of any building shall be finished in durable, weather resistant materials prior to employment of particular use for which the building is intended.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.070 Permit Fees - General.

A. The estimated value of the work shall be reviewed by the Building Official and shall be based on the chart adopted as provided in Section 13.80.010. The Building Official shall account for all fees paid under this Title for any building, mobile home placement, manufactured home placement, or factory-built unit placement. All fees collected shall be deposited in the Town's general fund, unless otherwise specified by the Board of Trustees.

B. If the Building Official discovers any person undertaking work in violation of this Title, he shall notify the violator to cease such act or acts, and such violator shall pay for such applicable permit(s) twice the amount of the fee otherwise levied.

C. The costs and fees as set forth in each of the individual codes adopted by reference in this Chapter shall apply to all applications, inspections, and so forth. If the Building Official deems it appropriate, he may submit a modification of any fee to the Board of Trustees who shall consider this modification at its next regular meeting. Any fee modification shall become effective upon approval by the Board subject to the terms and conditions of the motion of approval.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

13.80.080 Issuance of Certificate of Occupancy. In addition to the requirements for the issuance of a Certificate of Occupancy contained in the codes adopted by reference in this Title, no certificate of occupancy shall be issued until the following improvements, if required, have been installed in the development where the building or structure is to be located and have been approved by the Town Building Official:

- A. Sidewalks and bikeways.
- B. Signs.
- C. Street paving with curb and gutter as required.
- D. Street lighting.
- E. Soil stabilization and revegetation measures.
- F. All other public improvements required by a development permit or subdivision improvements agreement.
- G. Land dedication, if required.
- H. Landscaping, if required.

(Ord. 413 §1, 1999; Amended Ord. 516 §1, 2005)

CHAPTER 13.90

Appeals

Sections:

- 13.90.010 Establishment of Building Board of Appeals.
- 13.90.020 Notice of Appeal.
- 13.90.030 Scheduling of Hearing.
- 13.90.040 Hearing.
- 13.90.050 Decision.
- 13.90.060 Appeals From the Board.

13.90.010 Establishment of Building Board of Appeals. The Town of Parachute's Board of Adjustment shall serve as the Town's Building Board of Appeals to hear all appeals arising under the codes adopted by reference under this Title, except with respect to the National Electric Code. Such Building Board of Appeals shall have jurisdiction to decide any appeals from a decision of the Building Official, or his designee, if the decision of the Building Official or his designee concerns suitability of alternate materials, method of construction or reasonable interpretations of the codes adopted pursuant to this Title. Provided, however, the Building Board of Appeals shall not be entitled to hear appeals of life safety matters or the administrative provisions of the codes adopted pursuant to this Title, nor shall the Building Board of Appeals be empowered to waive requirements under said codes.

(Ord. 516 §1, 2005)

13.90.020 Notice of Appeal. Any person aggrieved by a decision of the Building Official, or his designee, denying, issuing, or revoking a permit or in applying the provisions of this Title or any code adopted by reference thereunder, to the construction, alteration, or repair of a structure may appeal such decision to the Board of Adjustment, acting as the Building Board of Appeals, except as otherwise limited in this Chapter. An appeal shall be commenced within ten (10) days from the date of the decision of the Building Official, or his designee, by filing a written notice of appeal with the Town Clerk setting forth the decision appealed from and the grounds for said appeal. Upon receipt, the Town Clerk shall transmit the notice of appeal to the Building Official and the Board of Adjustment.

(Ord. 516 §1, 2005)

13.90.030 Scheduling of Hearing. Upon receipt of a notice of appeal, the Town Clerk shall schedule said appeal for hearing within thirty (30) days from the date of receipt of the notice of appeal. The Town Clerk shall thereupon mail written notice of the date, time, and place of the hearing to the Building Official and to the appellant.

(Ord. 516 §1, 2005)

13.90.040 Hearing. The hearing on the appeal from a decision of the Building Official shall be public and shall permit the appellant and the Building Official to call witnesses, introduce evidence, examine and cross-examine witnesses, and otherwise provide each of the parties with due process of law. The Board of Adjustment may adopt reasonable rules and regulations for the conduct of such hearings and thereafter such rules and regulations shall govern the conduct of such hearings.

(Ord. 516 §1, 2005)

13.90.050 Decision. The Board of Adjustment, serving as the Building Board of Appeals, shall issue its findings and decision on an appeal in writing no later than thirty (30) days after the conclusion of the hearing. The Town Clerk shall mail copies of the findings and decision to the Building Official and the appellant.

(Ord. 516 §1, 2005)

13.90.060 Appeals from the Board. Any decision issued by the Board of Adjustment serving as the Building Board of Appeals on an appeal filed under this Chapter shall be final. Any further appeal from the decision of the Board shall be made to the District Court as provided by law.

(Ord. 516 §1, 2005)

CHAPTER 13.100

International Fire Code

Sections:

- 13.100.010 Applicability.
- 13.100.020 Penalties and Violations.

13.100.010 Applicability. Pursuant to Section 30-15-401.5(3), C.R.S., Garfield County Ordinance No. 2005-1, and any amendments thereto or additions thereto, which adopt the International Fire Code, 2003 Edition within Garfield County, shall apply within the limits of the Town of Parachute.

(Ord. 517 §1, 2005)

13.100.020 Violations and Penalties. The penalties, violations and enforcement of the International Fire Code, 2003 Edition within the Town limits shall be subject to the provision of Section 6 of Garfield County Ordinance No. 2005-1.

(Ord. 517 §1, 2005)