RIO BLANCO COUNTY

LOCAL AMENDMENTS TO THE ADOPTED 2006 CODES

Included: 2006 IBC • 2006 IRC • 2006 IMC • 2006 IECC • 2006 IFC
Excluded: International Plumbing Code • International Fuel Gas Code

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1. 2006 INTERNATIONAL BUILDING CODE

101.1 – Title

Amended to establish the **Rio Blanco County Building Code**, applicable to the unincorporated areas of Rio Blanco County.

101.4.1 – Electrical

The **Colorado State Electrical Inspector** shall establish the electrical code applied and used in Rio Blanco County.

Section 103 – Building Department

"Department of Building Safety" is amended to:

SECTION 103 RIO BLANCO COUNTY BUILDING DEPARTMENT

103.1 – Enforcement Agency

The enforcement agency is the **Rio Blanco County Building Department**, and the official in charge is the **Building Official**.

105.2 – Work Exempt from Permit

Amended to include:

- Fences not over **6 feet high** used for non-agricultural uses.
- Fences built for agricultural purposes consisting of **post-and-wire construction**.
- **Agricultural buildings** as defined elsewhere in the Land Use Resolution.
- **Well pad production structures** constructed or installed on oil and gas well pads that are normally associated with drilling and production operations only.

105.5 – Permit Expiration

Permits become invalid unless authorized work begins within **180 days after issuance**, or if work is suspended or abandoned for the period specified by the amendment.

The amendment also establishes:

- Reissuance requirements.
- Extension of unexpired permits for justifiable cause.
- Written extension requests.
- Extensions valid for **180 days**.
- No more than **two extensions**.
- Requirements for permits that have expired more than twice.

105.8 – Non-Compliance

No Building Permit shall be issued on property that is in violation of any ordinance, regulation, or provision of the **Rio Blanco County Land Use Resolution**.

107.1 – Temporary Structures and Uses

Temporary structures and uses may be permitted for no more than **360 days**.

The Building Official may grant extensions for demonstrated cause upon payment of a permit extension fee.

107.2 – Conformance

Temporary structures and uses must conform to requirements for:

- Structural strength
- Fire safety
- Means of egress
- Accessibility
- Light
- Ventilation
- Sanitary requirements

No temporary structure may be occupied before issuance of a Certificate of Occupancy.

108.4 – Work Commencing Before Permit Is Issued

Work commenced before obtaining the required permit is subject to a penalty equal to **100% of the permit fee**, in addition to other applicable penalties, fees, or remedies.

108.6 – Refunds

The Building Official may authorize refunds of fees erroneously paid or collected.

A refund of not more than **80% of the permit fee** may be authorized under the conditions established by the amendment.

109.5.1 – Sanitation at Construction Sites

Temporary toilet facilities must be provided for construction workers, conveniently located and maintained in a sanitary condition from the start of work until issuance of the Certificate of Occupancy.

109.5.1 – Re-Inspections

A re-inspection fee may be assessed for incomplete inspections, uncorrected work, inaccessible work, unavailable approved plans, deviations from approved plans, or work performed without approval.

No additional inspection will be performed until the assessed re-inspection fee is received.

110.2.1 – Payment of Taxes and Fees

No Certificate of Occupancy will be issued until all applicable taxes and fees are paid, including:

- Rio Blanco County use tax.
- Re-inspection fees.

110.3 – Temporary Occupancy

The Building Official may authorize a **120-day Temporary Certificate of Occupancy** where the completed portion or portions may be safely occupied.

No more than one 120-day Temporary Certificate of Occupancy may be issued for each building or structure.

The amendment establishes additional application, fee, refund, expiration, and enforcement provisions.

110.5 – Penalties

Occupying or using a structure before a Certificate of Occupancy is issued, or after a Temporary Certificate of Occupancy expires, results in a penalty equal to **100% of the original permit fee**.

The penalty must be paid before a Certificate of Occupancy can be issued.

Section 112 – Appeals

Appeals of orders, decisions, or determinations of the Building Official may be made to the applicable **Rio Blanco County Board** established by the Land Use Resolution.

Appeals must be filed within **20 days** of notice of the Building Official's decision.

Appeals may be based on claims that:

- The intent of the Code has been incorrectly interpreted.
- The Code does not fully apply.
- An equally good or better form of construction is proposed.

The Board does **not** have authority to waive Code requirements.

Section 202 – Definitions

Amended by adding or modifying definitions for:

- **Bedroom**
- **Structure**
- **Temporary Structure**
- **Permanent Foundation**
- **Unlawful Act**
- **Well Pad Production Structures**

Well Pad Production Structures include structures typically used on oil and gas well pads during drilling and production, such as TLQs, separator buildings, meter buildings, pump and equipment shelters, well covers, tanks, fencing, and similar structures.

1009.12 – Stairways

Stairways constructed or installed for industrial equipment and tanks must meet applicable **OSHA requirements**.

1507.1.1 – Roof Coverings

Roofs must be designed to prevent accumulation or shedding of snow above or in front of:

- Utility meters
- Gas regulators and equipment
- Building exits
- Landings
- Similar features

The Building Code amendments, including the later well-pad-related provisions, appear in the document's Building Code sections.

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2. 2006 INTERNATIONAL RESIDENTIAL CODE

R101.1 – Title

Establishes the **Rio Blanco County Residential Building Code**, applicable to unincorporated Rio Blanco County.

Appendix E

The IRC is amended by adding **Appendix E**.

Section R103 – Building Department

"Department of Building Safety" is amended to:

SECTION R103 RIO BLANCO COUNTY BUILDING DEPARTMENT

R103.1 – Enforcement Agency

The enforcement agency is the **Rio Blanco County Building Department**, with the official in charge being the **Building Official**.

R105.2 – Work Exempt from Permit

Accessory Structures: One-story detached accessory structures used as tool/storage sheds, playhouses, and similar uses are exempt when:

- They contain no plumbing or mechanical systems requiring permits and inspections.
- Floor area does not exceed **200 square feet**.
- They comply with applicable floodplain, planning, zoning, and setback requirements.

Also exempt:

- Fences not over **6 feet high** for non-agricultural uses.
- Agricultural post-and-wire fences.
- **Agricultural buildings** as defined in R202.

R105.5 – Permit Expiration

Permits become invalid under the County's **180-day** inactivity provisions.

The amendment also establishes reissuance, extension, and expired-permit requirements.

R107.1 – Temporary Structures and Uses

Temporary structures and uses may be permitted for up to **360 days**, with extensions authorized by the Building Official for demonstrated cause.

R107.2 – Conformance

Temporary structures must meet applicable structural strength, fire safety, egress, accessibility, light, ventilation, and sanitary requirements.

R108.4 – Work Before Permit

Work commenced before obtaining required permits is subject to a penalty equal to **100% of the permit fee**.

R108.5 – Refunds

Allows qualifying refunds, including a maximum **80% permit fee refund** under the conditions established by the amendment.

R109.5 – Sanitation at Construction Sites

Temporary toilet facilities must be provided and maintained for construction workers until the Certificate of Occupancy is issued.

R109.6 – Re-Inspections

Allows re-inspection fees for incomplete or failed inspections, uncorrected work, inaccessible work, unavailable plans, deviations from approved plans, or work performed without approval.

R110.1 – Certificate of Occupancy

Exception No. 2, "Accessory buildings or structures," is deleted.

R110.3.1 – Payment of Taxes and Fees

No Certificate of Occupancy will be issued until all applicable taxes and fees, including County use tax and re-inspection fees, have been paid.

R110.4 – Temporary Occupancy

Allows a **120-day Temporary Certificate of Occupancy**, subject to the requirements established by the County amendment.

R110.6 – Penalties

Occupancy before issuance of a Certificate of Occupancy or after expiration of a Temporary Certificate of Occupancy results in a penalty equal to **100% of the original permit fee**.

Section R112 – Appeals

Establishes the County appeals process, including the **20-day appeal period**.

The Board does not have authority to waive Code requirements.

R202 – Definitions

Adds or modifies definitions for:

- Agricultural Building
- Sleeping Room (Bedroom)
- Structure
- Temporary Structure
- Permanent Foundation
- Unlawful Act

Table R301.2(1) – Climatic and Geographic Design Criteria

Elevation	Roof Snow Load
Up to 6,000 ft.	40 psf
6,001–6,500 ft.	50 psf
6,501–7,000 ft.	60 psf
7,001–7,500 ft.	70 psf
7,501–8,000 ft.	80 psf
8,001–9,000 ft.	90 psf
Above 9,000 ft.	115 psf

Actual roof snow load will be determined by the Building Official.

Other criteria:

- **Wind:** 90 mph, Exposure B or C
- **Seismic Design Category:** B
- **Weathering:** Severe
- **Termite:** None to slight
- **Decay:** None to slight
- **Winter Design Temperature:** -6°F up to 7,000 ft.
- **Ice and Water Underlayment:** Required
- **Air Freezing Index:** 1500
- **Mean Annual Temperature:** 45°F

Frost Depth:

Elevation	Frost Depth
5,000–5,500 ft.	36 in.
5,501–7,500 ft.	42 in.
7,501 ft. and above	48 in.

R305.1 – Minimum Ceiling Height

Exception 4 is amended.

Bathrooms must have a minimum ceiling height of **6 feet 8 inches** over fixtures and required clearance areas, subject to the specific tub and shower provisions in the amendment.

R401.2 – Foundations

Residential foundations must be designed by and construction drawings stamped by a **Colorado licensed engineer**.

Foundation design must be based on the engineer's soils report.

Exceptions are provided for:

1. Certain residential accessory buildings under **1,200 sq. ft.**
2. Additions under **600 sq. ft.** meeting the conditions stated in the amendment.
3. Certain pole buildings meeting the size and foundation conditions stated in the amendment.

R408.4 – Under-Floor Space

Amended to establish access requirements and minimum opening dimensions for under-floor spaces.

R903.5.3 – Snow-Shed Barriers

Roofs must be designed to prevent snow accumulation or shedding above or in front of utility meters, gas regulators/equipment, building exits, landings, and similar features.

R1004.4 – Unvented Gas Log Heaters

Unvented gas log heaters are prohibited.

G2406.4 – LPG Appliances

LPG appliances may not be installed in pits, basements, or crawlspaces where unburned fuel may accumulate unless the required approved sensing/shutoff system and drain-to-daylight provisions are provided.

G2427.3.6 – Rough Installation Testing

Concealed plastic pipe appliance intake and vent piping must be air tested at **5 psi for 15 minutes**.

These "G" provisions are retained because they are amendments contained **inside the IRC**, not the separately adopted International Fuel Gas Code.

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3. 2006 INTERNATIONAL MECHANICAL CODE

101.1 – Title

Establishes the **Rio Blanco County Mechanical Code**, applicable to unincorporated Rio Blanco County.

Section 103 – Building Department

"Department of Mechanical Inspection" is amended to:

SECTION 103 RIO BLANCO COUNTY BUILDING DEPARTMENT

103.1 – Enforcement Agency

The enforcement agency is the **Rio Blanco County Building Department**, and the official in charge is the **Building Official**.

103.2 – Appointment

Deleted in its entirety.

108.4 – Violation Penalties

Persons violating the Code, failing to comply with its requirements, or performing work in violation of approved construction documents, directives, permits, or certificates are guilty of a misdemeanor offense punishable as provided by law.

Each day a violation continues after notice has been served is considered a **separate offense**.

Section 109 – Means of Appeal

109.1 – General:
Appeals of orders, decisions, or determinations of the Building Official may be made to the **Rio Blanco Board of Appeals**.

Applications must be filed within **20 days** of notice of the Building Official's decision.

109.2 – Limitations on Authority:
Appeals may concern incorrect interpretation, applicability of the Code, or an equally good or better form of construction.

The Board does **not** have authority to waive Code requirements.

Section 303 – Equipment and Appliance Location

The LPG appliance subsection is **deleted from the Mechanical Code**.

504.1 – Installation

Amended by deleting the following exception:

"This section shall not apply to listed and labeled condensing (ductless) clothes dryers."

504.6.1 – Maximum Length

Amended by **deleting the Exception in its entirety**.

903.3 – Unvented Gas Log Heaters

Amended to state:

Unvented gas log heaters are prohibited.

The Mechanical Code amendments appear in the Mechanical Code portion of the document.

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4. 2006 INTERNATIONAL ENERGY CONSERVATION CODE

The document contains a much shorter set of amendments to the Energy Code.

101.1 – Title

Establishes the **Rio Blanco County Energy Conservation Code**, applicable to all unincorporated areas of Rio Blanco County.

101.6 – Enforcement Agency

Added to establish the **Rio Blanco County Building Department** as the enforcement agency, with the official in charge being the **Building Official**, sometimes referred to as the "code official."

102.1 – Installation

Amended by changing the reference from the **"International Building Code"** to the **"Rio Blanco County Building Code."**

Those are the Energy Code amendments identified in this document.

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5. 2006 INTERNATIONAL FIRE CODE

101.1 – Title

Establishes the **Rio Blanco County Fire Code**, applicable to the unincorporated areas of Rio Blanco County.

102.1 – Construction and Design Provisions

Amended by **deleting Subparagraph 2**.

102.3 – Change of Use or Occupancy

References throughout the Fire Code to the **International Building Code** are changed to the **Rio Blanco County Building Code**.

103.1 – General

Where "Department of Fire Prevention" is referenced, the reference is changed to the **Rio Blanco County Building Department**.

The Building Department is the agency charged with implementation, administration, and enforcement of the provisions of the Code.

103.2 – Appointment

Deleted in its entirety.

103.4 – Liability

Deleted in its entirety.

103.4.1 – Legal Defense

Deleted in its entirety.

104.6.3 – Fire Records

Deleted in its entirety.

104.10 – Fire Investigations

Deleted in its entirety.

104.10.1 – Assistance from Other Agencies

Deleted in its entirety.

104.11 – Authority at Fires and Other Emergencies

Deleted in its entirety.

104.11.1 – Barricades

Deleted in its entirety.

104.11.2 – Obstructing Operations

Deleted in its entirety.

104.11.3 – Systems and Devices

Deleted in its entirety.

Section 105 – Permits

Section 105 PERMITS and all references to permits being required by the Fire Code are deleted in their entirety.

This is an important local Fire Code amendment: the document expressly removes IFC permit requirements wherever they appear in the Code.

Section 108 – Board of Appeals

108.1 – General:
Appeals of orders, decisions, or determinations of the Fire Code Official may be made to the **Rio Blanco Board of Adjustment** pursuant to the Land Use Resolution.

Applications must be filed within **20 days** of notice of the Fire Code Official's decision.

108.2 – Limitations on Authority:
Appeals may be based on a claim that:

- The intent of the Code has been incorrectly interpreted.
- The Code does not fully apply.
- An equally good or better form of construction is proposed.

The Board does **not** have authority to waive Code requirements.

109.3 – Violation Penalties

Violations of the Fire Code, failure to comply with its requirements, or work performed in violation of approved construction documents or directives are punishable as provided by law.

Each day a violation continues after notice is served constitutes a **separate offense**.

111.4 – Failure to Comply

A person who continues work after being served with a stop-work order, except work directed to remove a violation or unsafe condition, is subject to penalties as provided by law.

Each day work continues after a stop-work order is served constitutes a **separate offense**.

201.3 – Terms Defined in Other Codes

References to other ICC codes are changed to the corresponding **Rio Blanco County Codes**, including:

- Rio Blanco County Fuel Gas Code
- Rio Blanco County Mechanical Code

This is retained because it is an **amendment to the IFC itself**.

Section 502 – Definitions

The following definitions are **deleted**:

- Fire Command Center
- Fire Department Master Key
- Key Box

The Fire Code amendments are contained together in the Fire Code exhibit.