

TOWN OF SILVER CLIFF
PO BOX 154, SILVER CLIFF, CO 81252
719-783-3034

2006 INTERNATIONAL RESIDENTIAL CODE

SECTION R101 TITLE, SCOPE AND PURPOSE

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the TOWN OF SILVER CLIFF and shall be cited as such and will be referred to herein as “this code.”

R101.2 Scope. 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 townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

R101.3 Purpose. The purpose of this code is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

SECTION R102 APPLICABILITY

R102.1 – R102.7 – NON-APPLICABLE

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

SECTION R103 DEPARTMENT OF BUILDING SAFETY

R103.1 Creation of enforcement agency. The department of building safety is hereby created and the official in charge thereof shall be known as the building official.

R103.2 Appointment. The building official shall be appointed by the chief appointing authority of the jurisdiction.

R103.3 Deputies. 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.

SECTION R104 DUTIES AND POWERS OF THE BUILDING OFFICIAL

R104.1 General. The building official is hereby authorized and directed to enforce the provisions of this code. 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 requirements specifically provided for in this code.

R104.2 Applications and permits. The building official shall receive applications, review construction documents and issue permits for the erection and alteration of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

R104.3 NON-APPLICABLE

R104.4 Inspections. The building official is authorized to make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

R104.5 Identification. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

R104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official or designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

R104.7 Department records. The building official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for the retention of public records.

R104.8 NON-APPLICABLE

R104.9 Approved materials and equipment. Materials, equipment and devices approved by the building official shall be constructed and installed in accordance with such approval.

R104.9.1 Used materials and equipment. Used materials, equipment and devices shall not be reused unless approved by the building official.

R104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

R104.10.1 Areas prone to flooding. The building official shall not grant modifications to any provision related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions by the board of appeals.

R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code. Compliance with the specific performance-based provisions of the International Codes in lieu of specific requirements of this code shall also be permitted as an alternate.

R104.11.1 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

SECTION R105 – PERMITS

R105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption 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.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.

4. Sidewalks and driveways.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
7. Swings and other playground equipment.
8. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

R105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

R105.2.2 Repairs. Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

R105.2.3 NON-APPLICABLE

R105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section R106.1.
5. State the valuation of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

R105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a permit therefor as soon as practicable.

R105.3.1.1 NON-APPLICABLE

R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless

such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

R105.7 Placement of permit. The building permit or copy thereof shall be kept on the site of the work until the completion of the project.

R105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Construction documents, special inspection and structural observation programs and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

R106.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

R106.1.3 NON-APPLICABLE

R106.2 Site plan. The construction documents submitted with the application for 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 lot lines. 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.

R106.3 Examination of documents. The building official shall examine or cause to be examined construction documents for code compliance.

R106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states "APPROVED PLANS PER IRC SECTION R106.3.1." One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his or her authorized representative.

R106.3.2 NON-APPLICABLE

R106.3.3 Phased approval. The building official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

R106.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

R106.5 Retention of construction documents. One set of approved construction documents shall be retained by the building official for a period of not less than 180 days from date of completion of the permitted work, or as required by state or local laws.

SECTION R107 NON-APPLICABLE

SECTION R108 NON-APPLICABLE

“IMPORTANT NOTICE TO OWNERS: UNDER COLORADO LAW SUPPLIERS, SUBCONTRACTORS, OR OTHER PERSONS FURNISHING LABORERS OR PROVIDING LABOR OR MATERIALS FOR WORK ON YOUR RESIDENTIAL PROPERTY MAY HAVE A RIGHT TO COLLECT THEIR MONEY FROM YOU BY FILING A LIEN AGAINST YOUR PROPERTY. A LIEN CAN BE FILED AGAINST YOUR RESIDENCE WHEN A SUPPLIER, SUBCONTRACTOR, OR OTHER PERSON IS NOT PAID BY YOUR CONTRACTOR FOR SUCH LABORERS, LABOR OR MATERIALS.

HOWEVER, IN ACCORDANCE WITH THE COLORADO GENERAL MECHANICS’ LIEN LAW, SECTIONS 38-22-102 (3.5) AND 38-22-113 (4), COLORADO REVISED STATUTES, YOU HAVE AN AFFIRMATIVE DEFENSE IN ANY ACTION TO ENFORCE A LIEN IF YOU OR SOME PERSON ACTING ON YOUR BEHALF HAS PAID YOUR CONTRACTOR AND SATISFIED YOUR LEGAL OBLIGATIONS.

YOU MAY ALSO WANT TO DISCUSS WITH YOUR CONTRACTOR, YOUR ATTORNEY, OR YOUR LENDER POSSIBLE PRECAUTIONS, INCLUDING THE USE OF LIEN WAIVERS OR REQUIRING THAT EVERY CHECK ISSUED BY YOU OR ON YOUR BEHALF IS MADE PAYABLE TO THE CONTRACTOR, THE SUBCONTRACTOR, AND THE SUPPLIER FOR AVOIDING DOUBLE PAYMENTS IF YOUR PROPERTY DOES NOT SATISFY THE REQUIREMENT OF SECTIONS 38-22-102 (3.5) AND 38-22-113 (4), COLORADO REVISED STATUTES.

YOU SHOULD TAKE WHATEVER STEPS NECESSARY TO PROTECT YOUR PROPERTY.

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THE TOWN OF SILVER CLIFF ENFORCES THE 2006 INTERNATIONAL CODES

TO OBTAIN A BUILDING PERMIT, YOU MUST SUBMIT:

- _____ Completed Building Permit Application for 2006 International Codes
- _____ Completed Driveway Access Permit Application
- _____ Proof of Ownership.....(Deed or Tax Receipt)
- _____ Property Markers.....(Property Survey)
- _____ Electric(Black Hills Energy)
- _____ Water and Sewer(Round Mountain Water & Sanitation District)
- _____ Well(State of Colorado)

RESIDENTIAL PLANS

- _____ Foundation Plan
- _____ Front & Side Elevations
- _____ Section(Cut View)
- _____ Floor Plan
- _____ Plot Plan.....(Site Plan)
- _____ Roof Plan
- _____ Ventilation Plan
- _____ Window U-Factor
- _____ Exterior Door U-Factor
- _____ Parking
- _____ Address Marker
- _____ All plans must show dimensions, heights and set back distances.

Manufactured housing: See Building/Zoning Official for home compliance and minimum foundation requirements.

COMMERICAL PLANS:

Requirements are the same as for residential which include three (3) sets of all plans that shall be stamped and designed by a Colorado Registered Professional Engineer. Other specifications and requirements are (ADA), Fire Code compliance, restrooms, parking and commercial plan review.

A SITE VISIT WITH APPLICANT AND SITE PLANS IN HAND IS REQUIRED PRIOR TO PERMIT BEING ISSUED. (To verify property lines and set back requirements.)

Building and Zoning Official
Roger Camper
719-783-3034

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RESIDENTIAL BUILDING PERMIT SUBMITTAL CHECK LIST FOR 2006 INTERNATIONAL BUILDING CODE

Two (2) complete sets of plans and specifications are required, drawn to scale according to the following checklist. Each page must have owners name and site address shown, contractors, engineers, architects names and addresses. Plan review based on 2006 IRC

__Site plan: *Must be drawn to scale ¼"*

- 1) Location and dimensions of all existing and proposed structures
- 2) Distance from structure to all property lines. (Property line must be staked)
- 3) Provide legal description, address, scale and orientation
- 4) Show how drainage will work without adversely affecting adjoining property

__Building elevations: *Must be drawn to scale ¼"*

- 1) Show finish grade
- 2) Show highest building heights

__Foundation plan: *Must be drawn to scale ¼"*

- 1) Show pads, interior footers and exterior deck foundation
- 2) Dimension foundation plan
- 3) Provide cut section of footing and foundation showing rebar placement
- 4) Frost line protection-frost depth 40" minimum

__Floor Plan (each floor): *Must be drawn to scale ¼"*

- 1) Location of heating system and water heater
- 2) Dimension all rooms and label intended uses
- 3) Location and size of all windows and doors (light and ventilation requirements, U-Factor)
- 4) Bedrooms show minimum egress requirements
- 5) Location of smoke detectors
- 6) Location and size of attic and crawl space access
- 7) Rating of required fire wall

__Stairway detail:

- 1) Rise and run
- 2) Hand and guardrail specifications

__Structural cut of building: *Must be drawn to scale ¼"*

- 1) Size and spacing of studs – design criteria is 110 mph exposure C
- 2) Size, spacing and snow load of trusses or rafters – 40 psf ground snow load
- 3) Size, span and spacing of floor joists
- 4) Exterior wall covering and sheathing
- 5) Roofing material and sheathing
- 6) Insulation for ceiling, walls, attic and crawlspace
- 7) Crawl space and attic system ventilation
- 8) Preservative-treated or naturally durable sill plates

Note: Any changes from the approved set of plans must be resubmitted for review. The omission of any of the above required information will delay the issuance of the permit.

INSURANCE

The contractor shall furnish evidence of the following insurance coverage for this project with an insurance company that is satisfactory to the Owner, within 10 days after the contract is signed:

Workers compensation and employee liability with statutory limits of liability.

Commercial general liability, with major divisions of coverage including:

Premises and operations

Independent contractors

Product and operations

Personal injury liability

Broad form property damage including completed operations with limits of liability of at least \$500,000 combined single limit (CSL).

This policy must include the aggregate limits of liability per project endorsement:

Commercial automobile liability for all around, non-owned and hired motor vehicles with limits of liability at least \$ 1,000,000 combined single limit (CSL) each occurrence for bodily injury and property damage.

Commercial umbrella liability with limits of at least \$1,000,000 each occurrence.

The contractor shall provide the owner a certificate of insurance and evidence of the required coverage. Such policies shall be endorse to include the owner, its officers, and any employees as additional insured shall stipulate the insurance afforded the owner, its officers, and any employees shall as respects to this project, the primary insurance and that any insurance carried by the owner, it's officers, or any employees shall be excess and not contributing insurance to this requirement.

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DRIVEWAY ACCESS PERMIT FORM

Date of Issue: _____

Date to Commence: _____

Date of Completion: _____

Date of Inspections - before starting: _____ after completion: _____

Name of Contractor: _____

Property owner: _____

Project Location: _____

Comments/Plot Map:

THIS PERMIT IS ISSUED FOR THE PURPOSE OF AUTHORIZING ABOVE NAMED APPLICANT TO INSTALL WITHIN PUBLIC RIGHT-OF-WAY A DRIVEWAY APPROACH.

FAILURE TO OBTAIN THIS PERMIT BEFORE COMMENCING WORK WILL RESULT IN A FINE - REFER TO #8 ON THE BACK OF THIS PERMIT.

Permit Fee: \$ _____

Penalty Fee: \$ _____

Total Fee: \$ _____ Paid: Cash Check # _____

Applicant or Representative Signature: _____

Town of Silver Cliff Representative Signature: _____

Date: _____

PRIVATE ACCESS ONTO SILVER CLIFF MAINTAINED ROADS

1. Permit Fees for ingress and egress will be as follows: \$75.00 per access.
 - a. Maximum of two ingress/egress accesses per property.
 - b. All ingress and egress, if property is accessible through a subdivision, must be accessed through that subdivision road unless unusual circumstances exist.
 - c. All permits applied for will be clearly staked or flagged prior to inspection with the following: lot number, road number or name, filing and subdivision name (if applicable).
2. Minimum length of culvert will be thirty feet.
 - a. Minimum 6” cover on top of culvert.
 - b. Diameter of culvert shall be at the Public Works Superintendent’s discretion for drainage purposes.
3. Completion date will be specified on permit.
4. A 90 day completion period from date of first inspection is required.
5. If after 90 days construction has not been completed, no further permit will be issued until corrective action has been taken.
6. Additional inspections will be charged at a rate of \$25.00 per trip.
7. Visibility in both directions must be a minimum of 300’ from driveway.
8. Driveways under construction without first obtaining a permit will be fined as follows:
 - a. Double the cost of the permit.
 - b. With a fine not to exceed \$300.00.
9. Only metal culverts will be allowed.
10. All inspections will be completed by the Public Works Superintendent’s. Inspections will be done weekly.
11. No Certificate of Occupancy will be issued until driveway access has been completed.
12. After the culvert has been installed correctly and inspected by the Public Works Superintendent for the Town of Silver Cliff it will become the property of Silver Cliff since it is in the Town’s right-of-way.
13. All culvert installations will be done by a private contractor licensed and insured to do such work.

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2006 MINIMUM ENERGY EFFICIENCY REQUIREMENTS

An Energy Analysis shall be included as part of the plans presented with the Building Permit Application.

It should include:

Annual energy use and associated costs

List of energy related features

Efficiency ratings, R-values, U-factors

A certificate shall be posted in or on the Electrical Panel listing:

R-values of insulation

U-factors of fenestration

Solar Heat Gain Coefficient (SHGC) of fenestration

Type and efficiency rating of heating, cooling and water heating equipment

R-values (minimum)

Ceiling – 49 (38 where uncompressed R-38 extends over the top of the wall plate)

Walls – 19

Foundation – 10

U-factors (maximum)

Windows - .35

Doors - .35

Skylights - .60

Heater efficiency – 80%

Water heater efficiency – 80%