

CITY OF LITTLETON

AMENDMENTS TO THE 2009 INTERNATIONAL MODEL CODES

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CITY OF LITTLETON

AMENDMENTS TO THE 2006 INTERNATIONAL CODES

I CODES ADOPTED

- (A) International Building Code, 2009 Edition of the International Code Council, including Appendix Chapters: C, and J.
- (B) International Residential Code, 2009 Edition of the International Code Council, including Appendix Chapters: G, H, and M.
- (C) International Mechanical Code, 2009 Edition of the International Code Council, including Appendix Chapter A.
- (D) National Electric Code, 2008 Edition, of the National Fire Protection Association.
- (E) International Plumbing Code, 2009 Edition of the International Code Council.
- (F) Uniform Code for the Abatement of Dangerous Building, 1997 Edition, of the International Conference of Building Officials.
- (G) International Property Maintenance Code, 2009 Edition of the International Code Council.
- (H) International Fuel Gas Code, 2009 Edition of the International Code Council
- (I) American National Standard Institute / American Society of Mechanical Engineers A17-1 2007; ASME A17.3 2005 and A18.1 2005
- (J) International Energy Conservation Code, 2009 Edition of the International Code Council.

II OFF-SITE IMPROVEMENTS

A. **Approval of Plans Required:** No building permit shall be issued by the administration until plans for installation of off-site improvement, in conformity with the standards of the City, have been submitted and approved.

B. **Definitions:**

ADMINISTRATION: The City Manager or a duly appointed representative thereto.

OFF-SITE IMPROVEMENTS: Off-site improvements, for the purpose of this Section, shall mean any physical improvements above or below ground, required by the City to be installed in an alley, street, or other public right of way or easement or publicly owned property adjacent to property for which a building permit is being sought for the purposes of development, redevelopment or other construction. (Included within this definition shall be curb, gutter, paving, drainage structures, fire hydrants... etc)

- C. **Performance Bond or Cash Deposit:** The Administration shall deny final approval and certificate of occupancy of any building until the required off-site improvements are completed and have been inspected and approved, unless completion of the off-site improvements is guaranteed by a performance bond, cash deposit, letter of credit, or other obligation approved by the Administration to be adequate to effect the improvements as required.

Performance guarantees shall be returned to the depositor upon the approval of the Administration subsequent to the completion of the off-site improvements. Such guarantees, or a portion thereof, as determined by the Administration, may be retained by the City as compensation for performing the plans, provided further that the depositor shall have failed, or refused, to install the work within thirty days after receipt of a notice in writing from the Administration.

- D. **Adequate Street Access Required:** No building permit shall be issued by the Administration until the public street and access to within twenty-five feet of the building for which such permit is requested shall be completed with a minimum base course of at least two inches asphaltic material or other dust proof, non-erodible material as may be accepted by the Administration for the purpose of providing access to the site for both construction and emergency service vehicles prior to the initiation of construction. (Contact the Littleton Fire Department for additional requirements)

- E. **Waiver of Off-site Improvement Requirements:** In the event it is desired by the City to delay installation of off-site improvements because of practical difficulties such as conflict with proposed public improvements, efficiency of coordination or other matters, the Administration is hereby empowered to waive for a temporary period, only the requirement of installation of off-site improvements, but such waiver shall be predicated only upon the owner signing a contract to approve creation of an improvement district and in any event to install said off-site improvements within thirty days of written notice of the Administration.

III APPEALS

Whenever reference is made to any of the codes adopted in Section 4-1-1 of the Littleton Municipal code, hereto to the board of appeals or the housing advisory and appeals board, said codes shall be amended to refer to the building board of appeals and any appeal to the board of appeals or the housing advisory and appeals board shall be to the building board of appeals. An appeal must be taken within ten days of the final decision of the city's building official. All appeals shall be in writing on forms provided by the city and shall be filed with the building official who shall then schedule a hearing on the appeals at the next regular session of the building board of appeals.

IV EXEMPTION, BUILDING PERMIT FEES:

All federal, state, and county governmental units as well as other similar tax supported institutions are hereby exempt from payment of building permit fees as set forth in the International Building Code as amended; however, nothing herein contained shall be interpreted as doing away with the requirement for application for building permits by such governmental entities and for the conducting of inspections by the city and compliance with all applicable city codes by the governmental entity.

V AMENDMENTS TO THE CODES:

(A) ADMINISTRATIVE PROVISIONS:

1. Purpose and Scope.

The building codes adopted by reference in this chapter, except for the International Energy Conservation Code, and the International Property Maintenance Code, do not include administrative provisions. Whenever an administrative provision is referred to in a building codes, the respective provisions in the City of Littleton Municipal Code shall apply.

The provisions of the building codes shall apply to the construction, installation, alteration, moving, enlargement, replacement, abatement, demolition, repair, use, occupancy, location or maintenance of any building or structure or part thereof; electrical system; plumbing system; heating, ventilating, cooling, and refrigeration system, incinerator or other miscellaneous heat-producing appliance; swimming pool, spa, or hot tub; elevator, escalator, or moving walk; or fire protection system within the city, except structures and equipment specifically exempted or not specifically regulated by this chapter or the building codes.

The purpose of this code is to establish minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

Whereas, in any specific case, different sections of the building codes specify different materials, method of construction, or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

Whenever in the building codes reference is made to an appendix, the provisions of this appendix shall not apply unless specifically adopted.

The codes and standards referenced in the building codes shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of the building codes and the referenced codes and standards, the provisions of the building codes shall apply.

The legal occupancy of any structure existing on the day of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Property Maintenance Code, 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.

2. Historic Buildings

The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocations or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by local or state jurisdictions as historic buildings when such buildings or structures are judged by the building official to be safe and in

the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

3. Alternate Materials and Methods of Construction

(a) General

The provisions of the building codes are not intended to prevent the use of any material or method of construction not specifically prescribed by the building codes, provided any alternate material or method has been approved and its use authorized by the Building Board of Appeals. The board of appeals may approve an alternate material or method, provided they find that the proposed design is satisfactory and complies with the provisions of the building codes and that the material, method, or work offered, is, for the purpose intended, at least the equivalent of that prescribed in the building codes for suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation. The board of appeals shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate material or method. Any decision approving or denying the use of an alternate material or method of construction shall be documented by the building official, as secretary to the board of appeals and shall include the reasons therefore.

(b) Tests

Whenever there is insufficient evidence of compliance with the provisions of the building codes regarding the use of an alternate material or method of construction, or evidence that a proposed material or method of construction does not conform to the requirements of the building codes, the building official may require that tests be made at the expense of the proponent of the questioned material or method of construction.

3b1 Test methods shall be as specified by the building official or by other recognized test standards. In the absence of recognized and accepted test methods of the proposed alternate material or method of construction, the building official shall determine which test procedures are appropriate.

3b2 All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official.

(c) Modifications

Whenever there are practical difficulties involved in complying with the provisions of the building codes, the building official shall have the authority to grant modifications for individual cases, provided he shall first find that a special individual reason makes the strict letter of the building codes impractical; that the modification is consistent with the intent and purpose of this code; and that such modification will not lessen health, life, fire safety, accessibility or structural requirements. Any decision granting a modification shall be documented by the building official and shall include the reasons therefore.

4. Duties and Powers of Building Official

(a) General

The building official is authorized to enforce all the provisions of this chapter and the building codes. For such purposes, he and those persons to whom enforcement authority is delegated shall be deemed a peace officer. The building official shall have the power to render interpretations of the building codes and to adopt policies and procedures, as he may deem

necessary in order to clarify the application of the provisions of the building codes. Such interpretations, policies and procedures shall be consistent with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the building codes. The building official may delegate certain duties for the administration and authority to enforce the building codes to qualified officers, inspectors, and other qualified employees authorized by the city manager.

(b) Applications and Permits

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

(c) Inspections

The building official or his appointed representative shall make all of the required inspections. 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.

(d) Right of Entry

Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises unsafe, dangerous or hazardous, the building official or authorized representative may enter the building or premises to inspect the same or to perform the duties imposed upon the building official by the codes, provided that he or she shall first present credentials to the occupant and request and be granted entry, or otherwise have grounds for an emergency search. If such requested entry is refused, the building official or the authorized representative shall have recourse to every remedy provided by law to secure entry.

Authorized representative shall include any designee of the building official. When the building official or the authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, or if a warrantless search of the premises is otherwise authorized by law, no owner or occupant or any other persons having charge, care or control of any building or premises shall fail or neglect to promptly permit entry therein by the building official or the authorized representative for the purpose of inspection and examination pursuant to the codes. It shall be unlawful for any person to violate the provisions of this paragraph.

(e) Stop Work Orders

Whenever any work is being done in violation of the provisions of the building code or other ordinances implemented through the enforcement of this code or in a dangerous or unsafe manner the building official may order the work stopped by issuing a notice in writing and serving it upon any persons engaged in doing such work or causing such work to be done. Upon receipt of the notice, such persons shall stop work until authorized by the building official to proceed with the work. It is unlawful to continue any work after receipt of a notice to stop work except such work as directed to remove a violation or unsafe condition. Each day that work is continued after receipt of a notice shall constitute a separate violation of this code.

5. Authority to Disconnect Utilities in Emergencies

In the case of an emergency, where it is necessary to eliminate an immediate hazard to life or property, the building official or his authorized representative shall have the authority to cause the disconnection of fuel-gas utility service or energy supplies to a building, structure, premises, or equipment regulated by the building code. The building official shall, whenever possible, notify the serving utility, the owner, and the occupant of the building, structure, or premises of the decision to disconnect prior to taking such action.

It is unlawful to make connections from any energy, fuel, or power supply which has been disconnected or to supply energy or fuel to any equipment regulated by the building codes which has been disconnected, ordered to be disconnected, or the use of which has been ordered to be disconnected by the building official; each day that such unlawful connection or supply continues shall be considered a separate violation of this code.

(a) Unsafe Buildings, Structures and Equipment

Unsafe buildings, structures and equipment are hereby regulated by the 1997 Uniform Code for the Abatement of Dangerous Buildings.

6. Building Board of Appeals

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code and to determine the suitability of materials and methods of construction, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass upon matters pertaining to building construction. The building official shall act as secretary to the board. The board of appeals shall be appointed by the council and shall hold office at its pleasure. The board shall operate in accordance with the rules of procedure set forth by the council.

The board of appeals shall hear all matters concerning complaints for a suspension or revocation of licenses or registration certificates as addressed in Title 3, Chapter 16 of this code. Any decision of the board of appeals shall be final on the date that it is rendered and shall be subject to judicial review. The board of appeals shall not have authority relative to interpretations of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

7. Permits Required

(a) General

No person shall construct, install, enlarge, alter, repair, move, improve, remove, replace, convert, demolish, equip, occupy, or maintain any building or structure; electrical system; plumbing system; heating, ventilating, cooling, or refrigeration system; gas system, incinerator or other miscellaneous heat-producing appliance; swimming pool, spa or hot tub; elevator, escalator, or moving walk; fire protection system, or other work regulated by this code, or portion thereof, in the city, or cause the same to be done without first obtaining a building permit for all such work from the building official, except as follows:

A public utility, duly franchised or authorized as such in the city, shall not be required to obtain a permit prior to performing emergency maintenance or repairs on its equipment, building, or

structure, when necessary to sustain service or protect life or property; provided, however, that the public utility shall obtain a permit for the work as soon as it is practical to do so.

Public utilities duly franchised or authorized as such in the city, shall not be required to obtain a permit for the installation, alteration or repair of generation, transmission, or distribution equipment that is under the ownership and control of the public utility.

(b) Exempt work

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 this code or any other laws or ordinances of the City. A building permit shall not be required for the following:

- 7b1 One-story, detached accessory buildings used as tool and storage sheds, playhouses, and similar uses provided that the floor area does not exceed 120 square feet (nor 8 feet in height per zoning code);
- 7b2 Oil derricks;
- 7b3 Movable cases, counters and movable partitions not over 5 feet 9 inches in height;
- 7b4 Retaining walls which are not over 4 feet in height when measured from the grade level on the low side to the top of the wall, unless supporting an additional load due to a surcharge of earth; a structure; or impounding Class I, II, or IIIA flammable liquids; however, retaining walls that are not laterally supported at the top and that retain in excess of 24 inches of unbalanced full shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturn. A building permit is required when the conditions listed above exists.
- 7b5 Water tanks supported directly upon the grade if the capacity does not exceed 5000 gallons
- 7b6 Sidewalks and driveways;
- 7b7 Non-structural concrete slabs on grade;
- 7b8 Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work when not part of the primary building permit;
- 7b9 Temporary motion picture, television, and theater sets and scenery, except that, the Fire Code provisions shall apply;
- 7b10 Window awnings supported by an exterior wall of any structure regulated by the International Residential Code or accessory thereto, when projecting not more than 54 inches beyond the plane of the wall;
- 7b11 Swings, tree houses, and other playground equipment accessory to one and two family dwellings;

- 7b12 Prefabricated swimming pools accessory to a Group R occupancy which are 24 inches or less in depth;
- 7b13 The repair or replacement of any existing fence, if said repair or replacement involves less than fifty percent (50%) of the total length of the existing fence and compliance with the provisions in section 10-4-3 of this code.
- 7b14 Portable heating, ventilating, and cooling appliances or equipment, unit refrigeration systems; and the replacement of any component part of assembly or an appliance as long as the appliance continues to comply with other applicable requirements of this code;
- 7b15 The repair of broken or defective electrical receptacles, switches or lamps;
- 7b16 Listed cord and plug connected temporary decorative lightings;
- 7b17 Reinstallation of attachment of plug receptacles, but not the outlets therefore;
- 7b18 Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location;
- 7b19 Temporary wiring for experimental purposes in suitable experimental laboratories;
- 7b20 Electrical wiring devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- 7b21 Minor repair work, including the replacement of lamps, or connections of approved portable electrical equipment to approved permanently installed receptacles.
- 7b22 The stopping of leaks in drains, water, soil, waste, or vent pipe provided, however, that if any concealed trap, drainpipe, waste, soil, water or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code;
- 7b23 The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures;
- 7b24 Portable LP gas equipment of all types that is not connected to a fixed fuel piping system;
- 7b25 Installation of farm equipment such as brooders, dehydrators, dryers and irrigation equipment;
- 7b26 Raw material (feedstock) applications except for piping to special atmosphere generators;
- 7b27 Oxygen fuel gas cutting and welding systems;

- 7b28 Industrial gas applications using gases such as acetylene and acethlenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen;
- 7b29 Petroleum refineries, pipeline compressor or plumbing stations loading terminals, compound plants, refinery tank farms and natural gas processing plants;
- 7b30 Integrated chemical plant or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions;
- 7b31 LP gas installations at utility gas plants;
- 7b32 Liquefied natural gas installations;
- 7b33 Fuel gas piping in power and atomic energy plants;
- 7b34 Proprietary items of equipment, apparatus or instruments such as gas generating sets, compressors and calorimeters;
- 7b35 LP gas equipment for vaporization, gas mixing and gas manufacturing;
- 7b36 Temporary LP gas piping for buildings under construction or renovations that is not to become part of the permanent piping system;
- 7b37 Installation of hydrogen gas, LP gas and compressed natural gas systems on vehicles,
- 7b38 Except as provided in section 401.1.1 of the International Fuel Gas Code, gas piping, meters, gas pressure regulators, and other appurtenances used by the serving gas supplier in the distribution of gas, and other undulated LP gas;
- 7b39 Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig;
- 7b40 Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

(d) **Separate Permits**

Unless otherwise exempt, a separate building, plumbing, electrical or mechanical permit may be required for work on the buildings or structures.

(e) **Emergency Repairs**

Where equipment replacement 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.

8. Contractor License Required

Requirements for a City of Littleton contractor license shall be in accordance with Title Chapter 16 of the City of Littleton Municipal Code.

9. Application for Permit

(a) Application

To obtain a permit, the applicant shall file an application therefore in writing on a form furnished by the building official for that purpose. Each application shall:

- 9a1 Identify and describe the work to be covered by the permit for which application is made.
- 9a2 Describe the land on which the proposed work is to be done by street address and legal description, or similar description that will readily identify and definitely locate the proposed building or work.
- 9a3 Fully describe the use or occupancy for which the proposed work is intended. For non-residential uses, state the name of the user and describe the nature of the use or business.
- 9a4 Include plans, diagrams, computations, specifications, and other data as required within this section.
- 9a5 State the valuation of the proposed work.
- 9a6 Be signed by the applicant or the applicant's authorized agent.
- 9a7 Give such other data and information as may be required by the building official.

(b) Plans and Specifications

Plans, engineering calculations, diagrams, and other data shall be submitted in accordance with the city's submittal requirements with each application for a permit. The construction documents shall be prepared by an architect or engineer licensed by the State of Colorado when required by section 4-1-5 (A) 9 (c) of this code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared. The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(c) Design Professional

All proposed erection, construction, reconstruction, alteration, or remodeling shall be prepared by and bear the seal of an architect or engineer licensed by the State of Colorado unless exempted in this section. When such plans are not prepared by an architect or engineer, the building official may require the applicant submitting such plans or other data to demonstrate that the state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law. (The foundation design and structural framing plan shall be prepared by a structural engineer licensed by the State of Colorado.)

(d) Exemptions

Any applicant may prepare plans, calculations, and specifications for construction, alterations, remodeling, additions to, or repair of one and two family dwellings, including accessory building commonly associated with such dwellings including detached garages.

(e) Structural Observation

When special inspection and/or structural observation is required by Chapter 17 of the International Building Code, the architect or engineer of record shall prepare an inspection program which shall be submitted to the building official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals and firms who are to perform the special inspections, and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

10. Information on Construction Documents

Construction documents shall be dimensioned and drawn to scale upon substantial paper. 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 shall show in detail that it will conform to the provisions of the building codes and all relevant laws, ordinances, rules, and regulations, as determined by the building official.

(a) Floor and Roof Design Loads

Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50psf, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

A certificate of occupancy as required in this section shall not be issued until the floor load signs have been installed. It shall be unlawful to place, or cause to permit to be placed, on any floor or roof of a building structure or portion thereof, a load greater than is permitted by this code.

(b) Expiration of Permit Applications or Plan Review

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation unless such application has been pursued in good faith, and the plans and other data submitted for review may thereafter be returned to the applicant or disposed of by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant, showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

11. Permit Issuance

(a) Issuance

The application, plans, specifications, computations, and other data submitted by the applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other city departments to substantiate compliance with any applicable laws under their control. If the building official finds that the work described in an application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of the building codes

and other pertinent laws, and that all applicable fees have been paid, a building permit shall be issued to the applicant.

When the building official issues a permit for which plans are required, the plans shall be approved in writing or by stamp. The approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building and structure before all of the plans and specifications for the entire building or structure have been submitted or approved provided that adequate information verifying compliance with a pertinent requirements of the building codes have been submitted and approved for that portion of the building or structure. A permit issued based on partial plan approval will be restricted to the portion of the work that has been reviewed and approved and the holder of such permit shall proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

(b) Retention of Plans

One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from the date of completion of the work covered therein, and one set of approved plans shall be returned to the applicant and shall be kept on the job site at all times during which work is in progress.

(c) Validity of Permit

The issuance of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for or an approval of any violation of any of the provisions of the building codes or other ordinances of the city. Permits presuming to give authority to violate or cancel the provisions of the building codes or other ordinances of the city shall not be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in the plans, specifications and other data, or from ordering the work being carried on to be stopped when in violation of the building codes or other ordinances of the city. The building official is also authorized to prevent occupancy or use of a structure in violation of the building code or of any other ordinance of the city.

(d) Expiration of Permit

Every permit issued by the building official under the provisions of the building codes shall expire if the building or work authorized by such permit is not commenced within 180 days from the date the permit is issued, or if the building or work authorized by such permit is suspended or abandoned for a period of 180 days at any time after the work is commenced. Before such work can be resumed, a new permit shall be obtained to do so, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes are to be made in the original plans and specifications for such work and, provided further, that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after the work authorized by such permit has been suspended or abandoned for more than one year, the permittee shall pay a new, full permit fee.

When a permittee is unable to commence work within the time required by this subsection for good and satisfactory reasons, a permittee holding an unexpired permit may apply for an extension of the time in which he may commence work under that permit. The building official

may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

Once a building permit is issued for a one or two family dwelling, the exterior of the structure shall be completed within one year. For the purpose of this section the exterior shall include, the exterior wall coverings, roof coverings, windows, doors and associated painting, stucco and similar finishes. Failure to complete the exterior work in the prescribed time will result in a summons to municipal court. An extension for the work described in this section will not be granted.

(e) Suspension or Revocation

The building official may, in writing, suspend or revoke a permit issued under the provisions of the building codes or any other ordinance or regulation of the city whenever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information supplied by the applicant.

12. Fees

(a) General

A permit shall not be valid until the prescribed fees have been paid. Fees shall be assessed in accordance with the provisions of this subsection.

(b) Permit Fees

The fee schedule for building, plumbing, mechanical, electrical, and elevator inspections shall be in accordance with the fee schedule adopted by resolution of the city council from time to time. (see Section VI)

(c) Residential Solar and Photovoltaic Permits

Effective May 1, 2008, no building permit fee, plan review fee or use tax shall be collected for any solar hot water and photovoltaic systems installed on an existing single family residence, for which a building permit is required.

(d) Valuation

The applicant for a permit shall provide an estimated permit value at time of permit application. The valuation to be used in computing the permit and plan review fees shall be the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, conveyance systems, fire protection systems, and other permanent work or equipment.

(e) Plan Review Fees

When plans or other data are required to be submitted by the building codes, a plan review fee shall be assessed at a rate of 65 percent of the building permit fee. The plan review fee specified in this subsection is a separate fee from the permit fees and is in addition thereto. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at an hourly rate established by resolution adopted by the city council from time to time. If the plan review is completed and the project subsequently cancelled, the plan review fee shall be paid.

13. Work Commenced Without a Permit

(a) Investigation

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

(b) Investigation Fee

An investigation fee, in addition to the building permit fee shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

(c) Reinspection Fees

Permit fees provide for customary inspections only. A reinspection fee may be assessed when the portion of work for which an inspection is scheduled is not complete or when corrections listed during a previous inspection have not been made. Reinspection fees may be assessed when the inspection record card is not posted or otherwise unavailable on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which an inspection is requested, or for deviating from plans requiring the approval of the building official. This subsection is not to be interpreted as requiring reinspection fees the first time work fails to comply with the requirements of the building codes but as a means of controlling the practice of calling for inspections before the work is ready for inspection or reinspection. In instances where a reinspection fee has been assessed, a reinspection fee shall be in accordance with a resolution adopted by city council from time to time.

14. Refunds

The building official may authorize refunding of any fee paid hereunder, which has erroneously paid or collected.

The building official may authorize refunding of not more than 80% of the permit fee when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding on not more than 80% of the plan review fee when an application for a permit for which a plan review has been paid is withdrawn or canceled before any plan review is begun.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the fee payment.

15. Inspection Procedures

(a) General

All construction or work for which a permit is required shall be subject to inspection by the building official, and all such construction or work shall remain accessible and exposed for inspection until approved by the building official. In addition, certain types of construction shall have continuous inspection as specified in the building codes. It shall be the duty of the permittee to cause the work to remain accessible and exposed for inspection. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any materials to allow inspection.

Approval as a result of inspection shall not be construed to be an approval of a violation of the provisions of the building code or other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of the building codes shall not be valid.

Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

(b) Inspection Record Card

Work requiring a permit shall not commence and required inspection of such work shall not be made until the permittee or his authorized agent has posted or has otherwise made an inspection record card available to the inspector to make the required entries thereon regarding inspection of the work. The card shall be kept available by the permittee until final approval has been granted by the building official.

(c) Inspection Requests

It shall be the responsibility of the person doing the work authorized by a permit to notify the building official that the work is ready for inspection. The building official may require that every request for inspection be filed at least one day prior to the inspection is desired. The request shall be by telephone as specified on the inspection record card or other means approved by the building official. It shall be the duty of the person requesting any inspection required by this code to provide access to and means for inspection of the work.

Prior to the rough framing inspection, the permittee shall provided to the building department the engineer of record, or his authorized agent, inspection observation report for: the building's foundation elements; waterproofing; and the foundation drain system. A survey of the lot showing placement of the building shall also be provided to verify location in accordance with the approved plans.

(d) Approval Required

Work shall not be done beyond the point indicated in each successive inspection. The building official, upon notification, shall make the requested inspection and shall indicate the portion of the work that is satisfactory as completed, or shall notify the permit holder or authorized agent wherein the same fails to comply with the building code. Any provisions that do not comply shall be corrected and such work shall not be covered or canceled until authorized by the building official.

16. Required Inspections

(a) General

The building official, upon notification, shall make an inspection required by this subsection. The following are required inspections:

(b) Footing Inspection

Shall be made after excavations are completed, all forms are in place, any required reinforcing steel is in place, and the footing is ready for the placement of concrete but before any concrete is placed. (Foundation inspections shall be preformed by the structural engineer of record, his authorized agent or by a qualified third party inspection agency)

(c) Caisson/Drilled Pier Inspection

Caisson inspections shall be made after caisson drilling has been completed and prior to any concrete being placed. (Foundation inspections shall be preformed by the structural engineer of record, his authorized agent or by a qualified third party inspection agency)

(d) Foundation Inspection

For concrete foundations, all forms, required void material, and required reinforcement shall be in place prior to the placement of any concrete. Where the foundation is to be constructed of approved, treated wood, additional inspections may be required by the building official. (Foundation inspections shall be preformed by the structural engineer of record, his authorized agent or by a qualified third party inspection agency)

(e) Underslab or Underground Inspection

Shall be made after all underslab or underground building service equipment, electrical conduit, plumbing piping, and other ancillary equipment items are in place, but before any such equipment, conduit, or piping is buried or any concrete is placed. Required pressure tests for underground piping or ductwork shall be performed at this time as specified in the building codes.

(f) Rough Inspection

Shall be made after all rough-in work is completed and ready for inspection; all circuits are made up, electrical boxes, and plaster rings are installed, electrical panels are set, neutrals and grounds are made up, and all grounding is completed; all air or water tests required by the building codes have been performed; all ductwork, venting, and piping are completely roughed in; the roofing, all framing, fire blocking and bracing are complete; and when the job is ready for drywall but prior to the installation of any insulation.

(g) Energy Efficiency Inspection

Inspection shall be made to determine compliance with the International Energy Conservation code and shall include but not limited to inspections for: envelope insulation R and U values, fenestration U value, duct system R value and HVAC and water heating equipment efficiency.

(h) Wallboard Inspection

Gypsum wallboard shall be inspected after all gypsum board, interior and exterior, is in place and properly fastened but before any gypsum board joints or fasteners are taped or finished.

(i) Fire and Smoke Resistant Penetrations

Protections of joints and penetrations in fire resistance rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

(j) Final Inspection

Shall be made after all work, including final grading, is completed, and the building or space is ready for occupancy.

(k) Other Inspections

In addition to the inspections specified above the building official may make or require other inspections of any construction work to ascertain compliance with the provisions of the building codes and other laws which are enforced by the city.

(l) Special Inspections

Special inspections shall be conducted as required by the building code and building department procures.

17. CERTIFICATES OF OCCUPANCY

(a) Use and Occupancy

No building or structure, except Group U occupancies, shall be used or occupied and no change in the existing occupancy classification of a building or structure, or portion thereof, shall be made until the building official has issued a certificate of occupancy therefore. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the building codes or other ordinances of the city. Certificates presuming to give authority to violate or cancel the provisions of the building codes or other ordinances of the city shall be invalid.

(b) Change in Use.

Changes in the character or use of a building shall not be made without the approval of the building official.

(c) Certificate Issued

After all required final inspections have been made, finding no violations of the provisions of the building codes or any other laws or ordinances of the city, all fees have been collected, and all improvements required by the city have been made in accordance with city specifications, including the installation of sidewalks, curbs, gutters, street paving, and any required landscaping, the building official shall issue a certificate of occupancy. However, the building official may issue the certificate of occupancy prior to the completion of the required improvements provided the city has entered into an agreement with the owner of the property regarding delayed completion. Only those improvements specified in such agreement with the city shall be considered for delayed completion, and the certificate of occupancy shall not be issued if required improvements, other than those included in the agreement with the city, have not been completed. The certificate of occupancy shall contain the following information:

17c1 The building permit number.

17c2 The address and legal description of the building.

17c3 The name and address of the owner.

17c4 A description of the portion of the building for which the certificate was issued, including the occupancy group classification.

17c5 A statement that the described portion of the building has been inspected for compliance with the requirements of the building codes for the group and division of occupancy and the use for which the proposed occupancy is classified.

17c6 The edition of the code under which the permit was issued.

17c7 The type of construction

17c8 Any special stipulations and conditions of the building permit or certificate of occupancy

17c9 The date of issuance of the certificate.

17c10 If an automatic sprinkler system is provided and whether the sprinkler system is required

(d) Temporary Certificate

If the building official finds that no substantial hazard will result from the occupancy of a building or portion thereof before completion, he may issue a temporary certificate of occupancy for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. The building official shall set a time period for which the temporary certificate of occupancy is valid.

A deposit of five hundred dollars (\$500.00) is required before a temporary certificate of occupancy can be issued. Upon completion of those items left unfinished for the permanent certificate of occupancy and the issuance of the certificate of occupancy, the city will return two hundred and fifty dollars (\$250.00) to the permittee or his/her authorized agent.

(e) Revocation

The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of the building codes whenever the certificate is issued in error or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of the building codes or any ordinance or regulation of the city.

18. Violations and Penalties

It shall be unlawful for any person, partnership, firm, or corporation to violate any provisions of this code or appendices adopted in section 4-1-1 of this chapter, or the same may be amended from time to time. Any violations shall be as punishable as set for in section 1-4-1 of this code.

19. Severability

If any part, sections, subsection, sentence, clause or phrase of this code is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining section of this code. The city council hereby declares that it would have passed this code by reference, including each part, section, sentence, clause, or phrase hereof, irrespective of the fact that one of more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

B. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE: the following amendments are adopted to the International Building Code.

1. Chapter 1 is hereby deleted; the administrative requirements for the International Building code are located in Title 4, Chapter 1, Section A of the City of Littleton Municipal Code.
2. Section 406.1.4, Item 1 is hereby repealed and reenacted to read:
 1. The private garage shall be separated from the dwelling unit and its attic area by a minimum 5/8" type x gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less that 5/8" type x gypsum board or equivalent. Doors openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8" thick, or doors in compliance with section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

3. Section 419 is hereby amended by the addition of a new Section 419.9 which shall read:

419.9 Required Plumbing Fixtures: Plumbing fixtures in the work area shall be provided in accordance with the occupancy of the work unit.

4. Table 508.4 is hereby amended to read:

The required fire separation between a B occupancy and a F-1 occupancy shall be 1 hour; the required fire separation between a B occupancy and a S-1 occupancy shall be 1 hour; the required fire separation between a M occupancy and a F-1 occupancy shall be 1 hour; the required fire separation between a M occupancy and a S-1 occupancy shall be 1 hour.

5. Subsection 709.3, Exception 2 is hereby deleted in its entirety and without substitution
6. Table 715.5 titled Fire Window Assembly Fire Protection Ratings is hereby deleted and reenacted to read:

Type of Assembly	Required Assembly Rating (hours)	Minimum Fire Window Assembly Rating (hours)
Interior walls:		
Fire walls	All	NP*
Fire Barriers	>1hour	NP*
Fire Barriers	1 hour	¾ hour
Smoke Barrier	1 hour	¾ hour
Fire Partitions	1 hour	¾ hour
Exterior Walls	>1 hour	1 ½ hour
	1 hour	¾ hour
Party Walls	All	Not Permitted

NP = not permitted

★ Not permitted except as specified in Section 715.2

7. Section 717.4.2, Exception 2 is hereby deleted in its entirety and without substitution.
8. Section 1009.6.3, Exception is hereby deleted and reenacted to read:

Exception: Enclosed usable spaces under stairways serving and contained within a single residential dwelling unit in Group R-2 or R-3 shall be permitted to be protected on the enclosed side with 5/8" type x gypsum board.

There shall be no enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire resistance rated construction. The open space under exterior stairways shall not be used for any purpose.

9. Section 1029.1 Exceptions 1, 2, and 4 are hereby deleted in their entirety and without substitution.

10. Section 1510.3 is hereby amended by the addition of a new Subparagraph 4 which shall read:

4. For asphalt shingles, when a building is located in an area subject to moderate or severe hail exposure according to Figure R903.5 in the International Residential Code.

11. Section 1601 is hereby amended by the addition of a new paragraph 1601.1 which shall read:

1601.1 Design Criteria: The design criteria for the City of Littleton shall be as follows:

Roof snow load	30 psf
Wind speed (fastest speed)	85 mph
3 second gust	105mph
Frost depth	36 inches
Seismic design category	B
Termite	slight to moderate
Decay	none to slight
Weathering	severe
Winter design temperature	1 degree
Ice shield underlayment required	yes (see sec. 1507.2.8.1)
Degree heating days	6200
100 year hourly rainfall	2.67" per hour

12. Section 1704.14 is hereby amended by the deletion of the exceptions.

13. Section 2701.1 is hereby amended to read:

2701.1 Scope: This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. The administrative code requirements shall be in accordance with section 4-1-5 (A) of the City of Littleton Municipal Code. Electrical components, equipment shall be designed, installed and constructed in accordance with the National Electrical Code.

14. Section 3109.3 is hereby amended to read:

3109.3 Public swimming pools: Public swimming pools shall be completely enclosed by a fence at least 60" height or a screen enclosure. Openings in the fence shall not permit the passage of a 4" diameter sphere. The fence or screen enclosure shall be equipped with self closing and self latching gates.

15. Section 3109.4 is hereby amended by the deletion of the exception.

16. Section 3109.4.1.8 s hereby amended by the deletion of Paragraphs 2 and 3.

C. AMENDMENTS To the International Residential Code: The following amendments are adopted to the International Residential Code:

1. Chapter 1 is hereby deleted; the administrative requirements for the International Residential Code are located in Title 4, Chapter 1, Section 5, Subsection A of the City of Littleton Municipal Code.
2. The definition of height of building in **Section 202** is hereby repealed and reacted to read:

R202 Height of Building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of a building.

1. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.
2. An elevation of ten feet higher than the lowest grade when the sidewalk or ground surface described in item 1 is more than ten feet above the lowest grade.

The height of a stepped or terraced building is the maximum height of any segment of the building.

3. **Table R301.1.2** is hereby amended to read:

Design Criteria: The design criteria for the City of Littleton shall be as follows:

Roof snow load	30 psf
Wind speed	85 mph
3 second gust	105 mph
Frost depth	36 inches
Seismic design category	B
Termite	slight to moderate
Decay	none to slight
Weathering	severe
Winter design temperature	1 degree
Ice shield underlayment required	yes (see Chapter 9)
100 year hourly rainfall	2.67" per hour

4. Subsection R302.2 is hereby amended by the deletion of the exception.
5. Subsection 302.5.1 is hereby amended by the following sentence to be the last sentence thereto:

R302.5.1 Dwelling / Garage/ Opening / Penetrations:

Doors shall be self closing and self latching.

6. Table R302.6 is hereby amended to read:

SEPARATION	MATERIALS
From the residence and attic	5/8" "x" gypsum board applied on the garage side
From all habitable rooms above the garage	Not less than 5/8" 'x' gypsum board
Structure(s) supporting floor ceiling assemblies use for separation required by this section	Not less than 5/8" 'x' gypsum board
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8" 'x' gypsum board allied to the interior side of exterior walls that are within this area.

7. Subsection R302.7 is hereby amended to read:

R302.7 Under stair Protection: enclosed accessible spaces under stairs shall have walls, under stair surfaces and any soffit protected on the enclosed side with 5/8" 'x' gypsum board.

8. Subsection R311.2 is hereby deleted and reenacted to read:

R311.1 Means of Egress and Required Exits: Not less than one exit door conforming to this section shall be provided from each dwelling unit. Any level within a dwelling unit that exceeds 3,000 square feet shall have at least two exits. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress path from all portions of the dwelling unit to the exterior. At least one exit door shall provide direct access from the habitable portions of the dwelling without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by ramp in accordance with Sections R311.8 or a stairway in accordance with Section R311.7.

9. Section R313 is hereby deleted.

10. Chapter 3 is hereby amended by a new section R324 which shall read:

R324 PROTECTION AGAINST MOISTURE

R324.1 Moisture vapor retarders: In all framed walls and roof/ceiling comprising elements of the building thermal envelope, a vapor retarder shall be installed on the warm in winter side of the insulation.

Exceptions:

1. In construction where moisture or freezing will not damage the materials.

2. Where the framed cavity or space is ventilated to allow moisture to escape.
3. In counties identified with footnote “a” in Table RN1101.2.

R324.2 Moisture during Construction: Under floor spaces and building construction materials shall be protected from moisture during construction as follows:

1. Underfloor spaces shall be protected from moisture during construction such that no standing water, snow or ice is present prior to the underfloor space being enclosed.
2. Construction materials shall be protected for damaging moisture in accordance with the manufacturer’s specifications.

11. Subsection R401.4 is hereby amended to read:

R401.4 Soils Test: In the City of Littleton, which has areas likely to have expansive, compressible, shifting or unknown soils characteristics, a site specific soils report, prepared by a geo-technical engineer, shall be submitted with the building permit application for all new habitable structures. This soils test shall be made by an approved agency using approved methods.

12. Subsection R401.4.1 is hereby deleted in its entirety and without substitution.

13. Section R401 is hereby amended by the addition of a new subsection to read:

R401.5 Placement of backfill: The excavation outside the foundation, including utility trenches and excavation ramps, shall be backfilled with soil substantially free of organic materials, construction debris, cobbles, boulders, clods over 6” or frozen soil. Backfill material shall be moisture conditioned in accordance with geotechnical specifications or in accordance with the requirement of the local governing jurisdictional agency; the backfill shall be placed in a manner that does not damage the foundation or the waterproofing or damp proofing material. Excavation ramps shall be located and backfilled in such a manner that the ramp does not become a conduit for surface water in flow toward the foundation.

14. Section R403.1.4.1 is hereby amended to read:

R403.1.4.1 Frost Protection Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings, patio enclosures, sun rooms and similar structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line specified in Table R301.2 (1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

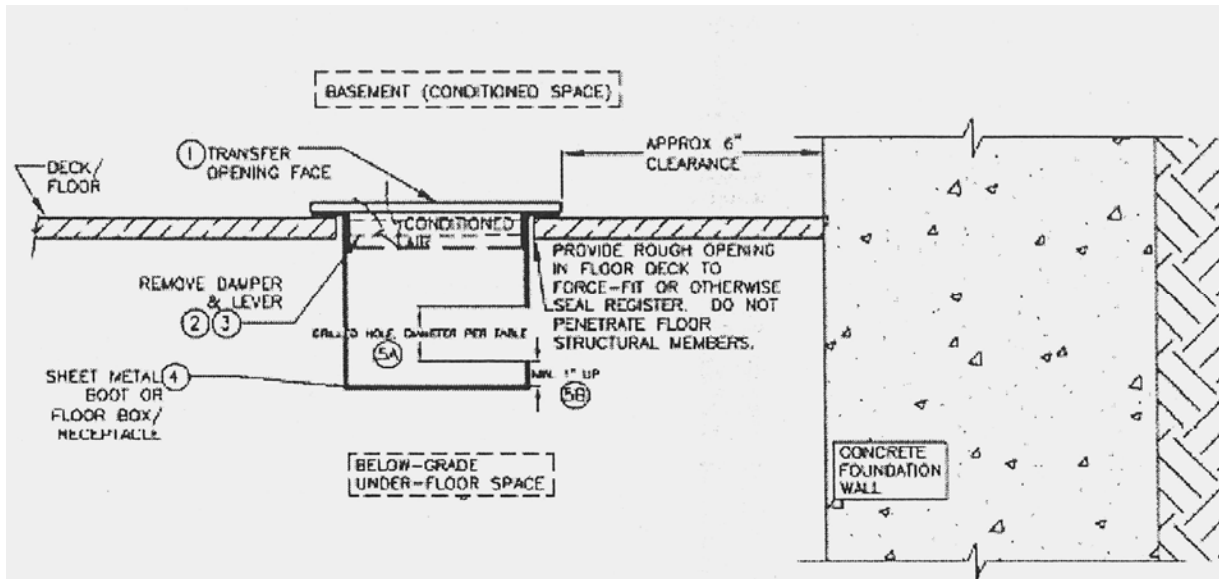
Exceptions:

1. Protection of free standing accessory structures with an area of 1000 square feet or less, with an eave height of 10 feet or less shall not be required.
 2. Protection of free standing accessory structures with an area of 400 square feet or less, of other than light frame construction, with an eave height of 10 feet or less shall not be required.
 3. Decks not supported by a dwelling unit need not be provided with footings that extend below the frost line.
15. Subsection R408.2 is hereby amended by the additional of a new Paragraph R408.2.1 which shall read:

R408.2.1 Below grade underfloor spaces: Vapor retarders shall be provided in all below grade under floor spaces. Below grade under-floor spaces shall be provided with ventilation by one of the following methods:

1. **Mechanical ventilation using conditioned air from inside the house.** In basements with power vented or a direct vented appliance, the system shall include a continuously operated exhaust fan with discharge to the outside. The fan shall be capable of providing a minimum ventilation rate of 7.5 cfm per person plus .01 cfm per square foot of total conditioned floor area in the home computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom. The fan shall have a minimum average bearing life of 44,000 hours and be rated for continuous operation. The duct serving the exhaust fan shall be sealed in an approved manner; the maximum ventilation rate shall not exceed twice the computed minimum.

Exception: In basements with atmospherically vented appliances, the mechanical ventilation system shall be permitted as long as the impact of negative pressure is considered in the design of the system. Such consideration shall also include the impact of negative pressures created by bathroom exhaust fans, clothes dryers and similar appliances permitted by this section. A minimum of one transfer floor opening shall be provided above the ventilated space for every 250 square feet of under-floor space or portion thereof. The openings shall be sized by dividing the fan ventilation rate by the total number of openings and determining the opening size in accordance with Figure R408.2.2 for transfer floor detail.



Notes:

1. Floor air transfer assembly: standard floor register or grille with the long dimension parallel to foundation wall modify as follows:
2. Damper lever: remove damper actuation lever (if present).
3. Damper: remove damper if present.
4. Provide sheet metal “boot” or fabricated “box” same size as the grille or register flange. Boot or box shall be capped below floor except for hole in side.
5. Provide cut or drilled sharp edge hole in side of boot or box closest to foundation wall as follows:
 - 5a. Net opening through transfer in accordance with table below.
 - 5b. Boot or box shall provide code intent for non-combustible receptacle for plenum air device and shall have minimum 1” vertical up.

All openings in side of boot or box shall be the same cross sectional area +/- 10%

Not to scale. Detail shown is suggested means of achieving specified net transfer opening area receptacle. Alternate means of achieving these goals may be used as designer’s option.

FREE AREA OF OPENING IN BOOT OR BOX	
Exhaust rate per transfer opening	Net free are hole diameter
0-9 cfm	Applicable – transfer at least 10 cfm through each opening
10 – 15 cfm	2.5 square inch free area (1 5/8” drilled hole)
16 – 20 cfm	3.7 square inch free area (2” drilled hole)
21 -24 cfm	4.7 square inch free area (2 1/4” drilled hole)
25 -30 cfm	5.8 square inch free area (2 ½” drilled hole)

Mechanical Ventilation using unconditioned air from outside the house: The system shall include an exhaust fan with discharge to the outside. The fan shall be capable of providing a minimum ventilation rate of two air changes per hour. The fan must be controlled by sensing air conditions in the exhausted space. Various methods

for fan control may be utilized. Such methods include use of humidity sensors or humidity above 60%. The fan shall have a minimum average life of 44,000 hours and be rated for continuous operation. The duct serving the exhaust fan shall be sealed in an approved manner. The maximum ventilation rate shall not exceed four air changes per hour.

Air intake openings: Provide at least one air intake opening from the exterior on the opposite side of the exhaust opening. Provide manifold air ducts across one full side of the house and manifold exhaust ducts across the opposite side of the house. Each opening in the manifolds shall be no greater than 2% of the manifold cross sectional area. The openings shall be equally distributed along the full length of the manifold. The sum of the cross sectional area of the openings shall not exceed 59% of the manifold cross sectional area. The intake such shall be insulated to prevent condensation on the duct. The insulation shall conform to IRC M1601.2.1 with a minimum R6 insulation value and a vapor retarder covering. The discharge of the intake duct shall be directed a minimum of 5 feet away from any structural floor components, where condensation may form without damage. The duct manifolds shall be suspended from the floor above and installed above grade by not less than the height of the void form plus 4 inches.

3. Engineered system designed to reduce the air relative humidity shall that all surfaces in the below-grade under floor space have a surface equilibrium relative humidity level not greater than 70%. For the purpose of this section "equilibrium relative humidity" is defined as the steady state relative humidity of air immediately adjacent to the surface under consideration.

4. Engineered non-cellulose floor systems designed to be a sealed system shall not require ventilation when corrosion of the system components has been considered and mitigated.

16. Section R408 is hereby amended by the addition of a new subsection R408.8 which shall read:

R408.8 Underfloor Clearance: In areas where expansive soils are known to exist, underfloor clearances shall be provided in accordance with Subsection R409.8.1 through R408.8.3 unless specified otherwise in the International Residential Code.

17. Subsection R408.8 is hereby amended by the additional of a new Paragraph R408.8.1 which shall read:

R408.8.1 Steel framed floors: A minimum allowable clearance shall equal the height of the void form plus 4" below steel beam and floor joists.

18. Subsection R408.8 is hereby amended by the additional of a new Paragraph R408.8.2 which shall read:

R408.8.2 Wood framed floors: Unless otherwise required by Section R319, a minimum clearance equal to the height of the void plus 4" shall be provided.

19. Subsection R408.8 is hereby amended by the additional of a new Paragraph R408.8.3 which shall read:

R408.8.3 Pipes, conduits, and ducts: A minimum clearance equal to the height of the void form plus four inches shall be provided below pipes, conduits and ducts installed in under-floor spaces.

Exception: Where the building drain and water service approach and pass under or through the foundation the clearance shall be as set forth in the engineering documents.
20. Subsection R801.3 is hereby amended to read:

R801.3 Roof drainage: In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least five feet from foundation walls or to an approved drainage system. Devices which hold up downspout extensions shall not be installed. Landscaping edging, concrete slabs and other materials shall not interfere with the discharge of the roof drainage system.
21. Paragraph R905.2.6 is hereby amended by the addition of a new paragraph R905.2.6.1, which shall read:

R905.2.6.1 Drip Edge Metal: Provide drip edge metal at eaves and gables of shingle roofs. Overlap to be a minimum of 2 inches. Eave drip edges shall extend ¼ inch below sheathing and extend back on the roof a minimum of 2 inches. Drip edge shall be mechanically fastened a minimum of 12 inches on center. A cricket or saddle shall be installed on the ridge side of any chimney greater than 30 inches wide. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering
22. Subparagraph R905.2.7.1 is hereby amended to read:

R905.2.7.1 Ice dam protection: An ice barrier that consists of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the eave's edge to a point at least 24 inches inside the exterior wall line of the building.
23. Subsection R905.5 is hereby deleted in its entirety and without substitution.
24. Subsection R1004.4 is hereby deleted in its entirety and without substitution.
25. Subsection M1503.4 is hereby amended by the addition of a new Subparagraph M1503.4.1 which shall read:

M1503.4.1 Make up air temperature: the temperature differential between make up air and the air in the condition space shall not exceed 10 degrees Fahrenheit. Such system shall be designed by a mechanical engineer and approved by the building official.
26. Section G2445 is hereby deleted in its entirety without substitution.
27. Subsection G2425.8 is hereby amended by the deletion of Item 7.

28. Section P2903 is hereby amended by the addition of a new subsection P2903.11 which shall read:

P2903.11 Location of lawn sprinkler manifolds: Lawn sprinkler system manifolds and drain valves shall be located a minimum of five feet from the building foundation.

29. Subsection E3609.7 is hereby amended to read:

E3509.7 Bonding other metal piping: Where installed in or attached to a building or structure, metal piping systems capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper shall be sized in accordance with Table E 3808.12 using the rating of the circuit capable of energizing the piping. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumpers(s) shall be accessible.

30. Subsection E3703.2 is hereby amended by the addition of the following sentence as the last sentence thereof:

Branch circuits serving countertop in the kitchen area shall have a maximum of four outlets per circuit.

31. Appendix G, Subsection AG105.2, Item 1 is hereby amended to read:

The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2" measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as on above-ground pool, the barrier may be mounted at ground level, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4".

32. Subsection AG105.2, Paragraph 9, Subparagraph 9.1 is hereby deleted in its entirety and without substitution.

D. AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE. The following amendments are adopted to the International Mechanical Code.

1. Chapter 1 is hereby deleted; the administrative requirements for the International Mechanical Code are located in Title 4, Chapter 1, Section 5, Subsection A of the City of Littleton Municipal Code.

2. Sections 401.1 is hereby amended to read:

401.1 Enclosed parking garages: Mechanical ventilation systems for enclosed parking garages shall be permitted to operate intermittently where the system is

arranged to operate automatically upon detection of vehicle operation by carbon monoxide detectors.

3. Section 902 is hereby amended by the addition of a new Paragraph 902.1.1, which shall read:

902.1.1 Decorative appliances in solid fuel masonry or factory built fireplaces. Notwithstanding anything contained in this code to the contrary, any new or remodeled solid fuel fireplace shall be one of the following:

1. A gas appliance,
2. An electric device, or
3. A fireplace or fireplace insert that meets the most stringent emission standards for wood stoves established by the Air Pollution Control Division Quality Control Commission of the Department of Health of the State of Colorado, or any other clean burning device that is approved by said Commission.

Any person who installs or constructs any fireplace insert or fireplace shall provide evidence of a certificate issued by the Air Pollution Control Division of the Department of Health of the State of Colorado for such fireplace, and in the case of site-built fireplaces, shall demonstrate compliance with the certificate. Such demonstration of compliance shall include inspection by the building official, or his or her designee, of the new fireplace after installation. The owner of any site-built fireplace shall be responsible for the payment of all costs of such inspection.

- E. AMENDMENTS TO THE 2008 NATIONAL ELECTRIC CODE:** The following amendments are adopted to the National Electric Code:

1. The administrative requirements to the National Electric Code shall be in accordance with Title 4, Chapter 1, Section 5, Subsection (A).
2. Subsection 210.52 (b) 1 is hereby amended by the addition of the following sentence, as the last sentence thereof to read:

Branch circuits serving countertop in the kitchen area shall have a maximum of four outlets per circuit.

- F. AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE.** The following amendments are adopted to the International Plumbing Code.

1. Chapter 1 is hereby deleted; the administrative requirements for the International Plumbing Code are located in Title 4, Chapter 1, Section 5, Subsection A of the City of Littleton Municipal Code.
2. Section 305.6 is hereby amended to read:

305.6 Freezing. Water, soil and waste pipes shall not be installed outside the building, in attics or crawl spaces concealed in outside walls, or in any other place subject to freezing temperatures unless adequate provision is made to protect such pipes from

freezing by insulation or heat or both. Exterior water supply piping shall be installed not less than 60" below grade.

3. Section 904.1 is hereby amended to read:

904.1 Roof Extensions: All open vent pipes that extend through a roof shall be terminated at least 12" above the roof.

4. Subsection 917.1 is hereby amended by the addition of a new paragraph 917.1.1 which shall read:

917.1.1 Isometric Drawings Required: In other than one and two family dwellings, an isometric drawing of the waste and vent system with location of air admittance valves shall be provided. Such drawing shall be prepared and wet stamp and signed by a registered Colorado Professional Engineer.

5. Subsection 1111.1 is hereby amended to read:

1111.1 Subsoil Drains: Subsoil drains shall be installed as required by the engineered geo-technical soils report. Subsoil drains shall be open jointed, horizontally split or perforated pipe conforming to one of the standards listed in table 1102.5. Such drains shall not be less than 4" in diameter. When the building is subjected to backwater, the subsoil drain shall be protected by an accessibly located backwater valve. Subsoil drains shall discharge to a trapped area drain, sump, drywell or approved location above ground. When the subsoil drain discharges into a pit located within the structure, a sump pump shall be provided and installed. The sump and plumbing system shall comply with subsection 1113.1

G. AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE. The following amendments are adopted to the International Fuel Gas Code:

1. Chapter 1 is hereby deleted; the administrative requirements for the International Fuel Gas Code are located in Title 4, Chapter 1, Section 5, Subsection A of the City of Littleton Municipal Code.

2. Section 303.3 is hereby amended by the deletion of Exceptions 3 and 4.

3. Section 406.4.1 is hereby amended to read:

406.4.1 Test pressure. The gas piping shall withstand a pressure of not less than 10 pounds per square inch gauge pressure as measured on a 30-pound gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case less than 15 minutes, with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressure in excess of fourteen inches water column, the test pressure shall not be less than sixty pounds per square inch and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case less than thirty minutes. These tests shall be made using air, CO₂, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting tests shall be furnished by the permit holder.

4. Section 406.4.2 is hereby deleted in its entirety and without substitution.
5. Section 411.1, Paragraph 2 is hereby deleted and reenacted to read:
 2. Semi-rigid metallic tubing and metallic fittings: Lengths shall not exceed 6 feet and shall be located in the same room as the appliance. Semi-rigid metallic tubing shall not enter a motor operated appliance.
6. Section 501.8 is hereby amended by the deletion of items 8 and 10 thereof.
7. Section 621 is hereby deleted in its entirety and without substitution.

H. AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE. The following amendments are adopted to the International Property Maintenance Code:

1. Subsection 102.3 is hereby amended to read:

102.3 Application of Other Codes. Repairs, additions, or alterations to a structure, or change of occupancy, shall be done in accordance with the procedures and provisions of the International Residential, Building, Plumbing, Mechanical, Fuel Gas, Energy Conservation codes and the National Electric Code.
2. Subsection 103.5 is hereby amended to read:
3. Subsection 104.3 is hereby repealed in its entirety. Right of entry provisions shall be in accordance with Title 4, Chapter 1, Section 5, Subsection (A), Paragraph 1 of the Littleton City Code.
4. Subsection 107.1 is hereby amended by the following paragraph to be the last paragraph thereof:

Statements advising that if any owner refuses or neglects to comply with an order issued by the building official, and where conditions exist which make a building or premises unsafe, dangerous or hazardous, that the building official (i) will order the building vacated and posted to prevent further occupancy until the work is completed or/and (ii) may proceed to cause the work to be done and charge the cost thereof against the property or its owners. The giving of the notice provided for hereinabove shall not be a condition precedent to the city's right to prosecute, in its municipal court, any person for any alleged violation of any of the terms of this code.

5. Section 107 shall be amended by the addition of Subsection 107.7 to read:

Section 107.7 Extension of time to perform work: Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the code official may grant an extension of time, not to exceed an additional 120 days, within which to complete said repair, rehabilitation or demolition, if the code official determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The code official's authority to extend time is limited to the physical repair, rehabilitation or

demolition to the premises and will not in any way affect or extend the time to appeal the notice an order.

6. Section 107 shall be amended by the addition of Subsection 107.8 to read:

Section 107.8 Interference with repair or demolition work prohibited. No person shall obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the city or with any person who owns or holds any estate or interest in any building that has been ordered repaired, vacated or demolished under the provisions of this code, or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work or repairing, vacating and repairing, or demolishing any such building pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

7. Subsection 108.4 Placarding shall be amended to read:

108.4 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises a notice to vacate or on defective equipment a placard bearing the word “condemned” and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Every **Order to Vacate** shall, in addition to being served as provided in Section 107, be posted at or upon each building, in substantially the following form:

<p><u>ORDER TO VACATE</u></p> <p>This dwelling unit located _____ Littleton, Colorado, is hereby designated as:</p> <p style="text-align: center;">UNFIT FOR HUMAN HABITATION</p> <p>And is ordered vacated by not later than _____, 20____, and shall not be used again for human habitation until written approval is secured and this placard is removed by the City Manager or his authorized agent. It shall be unlawful for any person to remove, deface, or obscure any placard affixed under the provisions of the City Code.</p> <p>Placard Posted: (day) _____ (month) _ _____, 20__ TIME: _____</p> <p>BY: _____</p> <p style="text-align: center;">Housing Code Officer</p>

8. Subsection 111.1 is hereby amended to read:

111.1 Application of appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application for appeal is filed within 10 days

after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code for the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirement of this code are adequately satisfied by other means, or that the strict application of any requirement of this code would cause an undue hardship.

9. Subsection 111.2 is hereby repealed in their entirety. Provisions defining the qualifications and duties of the Board of Appeals shall be in accordance with Title 4, Chapter 1, Section 5, Subsection (A), Item 6 of the Littleton City Code.
10. Subsection 111.6. is hereby amended by the addition of a new Subsection 111.6.3 to read:

111.6.3 Compliance with Order. After any order of the Building Official or the Board of Appeals made pursuant to this Code has become final, no person to whom such order is directed shall fail, neglect, or refuse to obey any such order. Any such person who fails to comply with any such order is guilty of a municipal criminal offense. For purposes of this Subsection, any emergency order to immediately vacate a substandard building shall be considered as a final order.

11. Section 111 is hereby amended by the addition of a new Subsection 111.9 which shall read:

111.9 Failure to appeal. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

12. Section 112.2 is hereby amended to read:

112.2 Issuance: A stop work order shall be in writing and given to the owner of the property, or his agent, or to the person doing the work, or posted on the premises. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

13. Chapter 1 is hereby amended by the addition of Section 113 which shall read:

Section 113 Repair and Demolition Fund

112.1 General. The City Council shall establish a fund to be designated as the repair and demolition fund. Payments shall be made out of said fund upon the demand of the code official to defray the costs and expenses that may be incurred by this jurisdiction in doing or causing to be done the necessary work or repair or demolition of dangerous buildings.

112.2 Maintenance of Fund. The City Council may at any time transfer to the repair and demolition fund, out of any money in the general fund of the city, such sums as it may deem necessary in order to expedite the performance of the work of repair or demolition. All funds collected under the code official's actions shall be paid to the treasurer of this jurisdiction.

14. Section 202 is hereby amended by the addition of the following definitions:

COMMON AREAS, HALLWAYS, STAIRWAYS AND PASSAGEWAYS: means hallways, stairways and passageways located in a dwelling and used by the occupants of more than two (2) dwelling units or rooming units.

EFFICIENCY DWELLING UNIT: a dwelling unit containing only one habitable room and meeting the requirements of Section 404.6.

FAMILY UNIT: means (a) any number of person related by blood, marriage or adoption, living together and normally, but not always, consisting of two (2) parents and their children; or persons living together for the purpose of guardian, ward of or foster family who may or may not be related by blood or marriage to the head of the household; or (b) a group of not more than three (3) unrelated individuals living together in a dwelling unit. A family shall not include more than one unrelated individual over the age of twelve (12) years who is required to register, as a sex offender under the provisions of Colorado Revised Statutes section 18-3-412.5 as amended. Provided however, that this section shall not require a resident to leave the home upon becoming twelve (12) years of age.

MULTIPLE DWELLING: Any dwelling containing two (2) or more dwelling units or rooming units.

NUISANCE: The following shall be defined as nuisances:

1. Any public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance that may prove detrimental to children whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, debris or vegetation that may prove a hazard for inquisitive minors.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the code official.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.
7. Uncleanliness, as determined by the code official.
8. Whatever renders air, food or drink unwholesome or detrimental to health of human beings, as determined by the code official.

PUBLIC AREA: That portion of a multiple dwelling used or intended for use by the occupants of more than one single dwelling unit, and shall include but not be limited to areas for garbage and rubbish storage, halls, passageways, stairways, porches, yards, sidewalks, basements or cellars.

SERVICE ROOM: Any room used for storage or utility purposes, and not included in the definition of habitable space.

STAGNANT WATER: Includes but is not limited to standing water, polluted, rancid, toxic, odorous and all similar and like conditions that provides a breeding place for mosquitoes and thus creates a health hazard. Stagnant water is considered a public nuisance therefore no property owner or agent shall allow stagnant water to exist on their property.

15. Subsection 301.2 is hereby amended by the addition of the following language to the end of the first paragraph to read:

No owner, operator or occupant shall cause any service, facility, equipment or utility, which is required under this Code, to be removed from, shut off or discontinued in any occupied dwelling or dwelling unit, except for such temporary interruptions as may be necessary while actual repairs or alterations are in process, or during temporary emergencies.

16. Section 301 is amended by the addition of Subsection 301.4 to read:

Subsection 301.4 Temporary Housing Prohibited: Any vehicle, mobile, or other structure used for human shelter which is designed to be transportable and which is not attached to any utilities system or which is situated in a designated trailer park, may not be occupied or used for living purposes on public or private property within the city limits.

17. Subsection 302.4 the first sentence, shall be amended to read:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.

18. Subsection 302.5 shall be amended by the addition of the following language: Materials intended for indoor use such as household appliances and upholstered furniture designed as bedroom, living room, office furniture, or dining tables and chairs are considered rodent harborage.

19. Subsection 302.9 shall be amended by changing the last sentence to read:

It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair within 48 hours.

20. Subsection 303.2 is hereby deleted in its entirety and without substitution. Swimming pool requirements are located in the International Residential Code, Appendix G as amended.

21. Subsection 304.7 is hereby amended to read:

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain and shall be maintained in good repair. Roof drainage shall be adequate to prevent dampness or deterioration of the foundation, in the walls or interior portion of the structure, or erosion of exterior wall surfaces. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.”

22. Subsection 304.14 shall be amended to read:

304.14 Insect Screens. Operable windows and doors, or other device, which opens to the outdoor space and is used or intended to be used or ventilation, shall be supplied with screens to provide protection against mosquitoes, flies and other insects.

23. Subsection 308.2 shall be amended by the addition of the following paragraph as the last paragraph thereof.

It shall be unlawful for the occupant of any building to dispose of rubbish in other than a clean and sanitary manner and in other than adequate, safe, and sanitary facilities for the storage or disposal of such matter. A clean and sanitary manner of rubbish disposal shall be the placing of combustible and noncombustible waste materials, household and yard debris and ashes, but in no case, garbage in an approved rubbish container in the dwelling unit which the occupant occupies or in areas which are designated by the owner as rubbish storage areas. Such containers shall be kept in an area designated therein, which is behind the front setback of the property and in no case closer than 20 linear feet from a public right of way or an existing sidewalk, except that to facilitate pickup of trash, the containers may be placed at the curb on a temporary basis, and shall not be left at the curb for more than 24 hours before or after pickup.

24. Subsection 404.4.4 shall be amended by the addition of the following language after the first sentence of 404.4.4.

No sleeping area shall open into a garage or other space designed for the storage of motor vehicles. The occupancy separation between habitable space and motor vehicle storage shall be in accordance with the International Building Code.

25. The first sentence of Subsection 602.4 Occupiable work spaces shall be amended to read: "Indoor Occupiable work spaces shall be supplied with heat during the period from September to May to maintain a temperature of not less 68°F during the period the spaces are occupied."

26. Subsection 603.2 is hereby amended by the deletion of the Exception.

27. Subsection 604.2 is hereby amended to read:

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electric Code (NEC).

28. Section 605 is hereby amended by the addition of a new Subsection 605.4 to read:

605.4 Electrical Requirements and Lighting. No person shall occupy or own and allow to be occupied or let to another for occupancy any dwelling or dwelling unit which does not comply with the following requirements:

1. All non-stationary outlets and makeshift outlets that have at any time been added to the building without regard to the total capacity shall be categorically

considered hazardous and unapproved. Tacked extension cording and makeshift wiring shall be considered unsafe and unlawful.

2. No extension cord from an electrical convenience outlet shall extend or pass from one room into another.
3. No extension cord shall be located where foot traffic passes directly over said extension cord.
4. No electrical extension cord shall be laid across any doorway nor shall any extension cord pass through any window, wall or partition.
5. Frayed and exposed wiring, wiring unprotected by proper coverings, fixtures in disrepair, and wiring of fixtures repaired in makeshift fashion shall all be deemed unsafe and not in good working condition.
6. Electrically conductive pull-chain switches shall not be deemed approved if installed in any bathroom, shower room or water closet compartment.
7. Extension cords are for temporary use only when used outdoors.

29. Subsection 702.4 is hereby amended by the addition of the following sentence to be last sentence of the paragraph:

The exit areas of all emergency escape openings shall be kept clear of obstructions.

I. AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS: The following amendments are adopted to the Uniform Code for the Abatement of Dangerous Buildings.

1. Chapter 1 is hereby deleted; the administrative requirements for the Uniform Code for the Abatement of Dangerous Buildings are located in Title 4, Chapter 1, Section 5, Subsection A of the City of Littleton Municipal Code.

J. AMENDMENTS TO THE ANSI/ASME A 17.1 2007 SAFETY CODE FOR ELEVATORS AND ESCALATORS; ASME A17.2005 AND ASME A18.1 2005 STANDARDS.

RESERVED

K. AMEDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE. The following amendments are hereby adopted to the International Energy Conservation Code.

RESERVED

VI FEES AND VALUATION TABLES

FEES: The fees for any permit or inspection required by the codes shall be established from time to time by resolution of the City Council. The schedule for permit fees is located in Section V of this handout.

1. The fee schedule for Building, Mechanical and Plumbing permits shall be as follows:

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$101,000.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000.00, or fraction thereof to and including \$500,000.00
\$501,000.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00. or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof.
Other Inspections and Fees:	
1. Inspection outside normal business hours \$47.00 per hour ¹ (minimum charge – two hours)	
2. Reinspection fees\$47.00 per hour ¹	
3. Inspection for which no fee is specifically indicated.....\$47.00 per hour ¹	
4. Additional plan review required by changes, additions or revision to plans\$47.00 per hour ¹	
5. For use of outside consultants for plan checking and inspections, or other actual costs ²	
¹ Or the total hourly cost to the jurisdiction, which ever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	
² Actual Costs including administrative and overhead costs.	

2. The fee schedule for electrical permits shall be as follows:

ELECTRICAL PERMIT FEE SCHEDULE

All electrical fees, except for inspection in mobile home and travel trailer parks, shall be computed on the dollar value of the electrical installation, including fixtures and installation costs thereof and such fees shall be as follows:

Based on the valuation of the work:

Not more than \$300	\$45.00
More than \$300 but not more than \$2,000	\$50.00
More than \$2,000 but not more than \$50,000	\$19.00 per \$1,000 valuation valuation or fraction thereof

More than \$50,000 but not more than \$500,000	\$50 + \$18.00 for each \$1,000 each \$1,000.00 valuation or fraction thereof
More than \$500,000	\$50 + \$17.00 for each \$1,000 valuation or fraction thereof
Mobile homes and travel parks per space	\$45.00
Re-inspections on all of the above	\$45.00
Construction meters	\$45.00
Plan review fee	65% of permit fee

3. The flat fee for mobile home setup shall be \$100.00 and include: electrical service connection; plumbing and gas connections; and, tie-down and leveling.
4. **Plan Review Fee.** When submittal documents are required by Subsection R106.1 of the International Residential Code, Subsection 106.1 of the International Building Code, Subsection 106.3.1 of the International Mechanical Code, Subsection 105.4.4 of the International Plumbing Code and Subsection 502.2 of the International Electrical Code, a plan review fee shall be paid at the time of submitting the submittal documents for view. Said plan review fee shall be 65 % of the permit fee.
5. **Grading Plan Review Fees.** When a plan or other data are required to be submitted, a plan review fee shall be paid for review. Plan review fees shall be:

Grading Plan Review Fees

50 cubic yards or less	No fee
51 to 100 cubic yards	\$23.50
101 to 1,000 cubic yards	\$37.00
1,001 to 10,000 cubic yards	\$49.25
10,001 to 100,000 cubic yards	\$49.25
for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 yards or fraction thereof.	
100,001 to 200,000 cubic yards	\$269.75
for the first 100, 000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof.	
200,001 cubic yards (152 912 M3) or more	\$402.25
for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof.	

Other Fees:

1. Additional plan review required by changes, additions or revisions to approved plans \$50.00 per hour.

2. Or the total hourly cost to the city, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

6. **Grading Permit Fees.** A fee for each grading permit shall be:

GRADING PERMIT FEES

50 cubic yards or less.....	\$23.50
51 to 100 cubic yards	\$37.00
101 to 1,000 cubic yards)	\$37.00
for the first 100 cubic Yards plus \$17.50 for each additional 100 cubic yards or fraction thereof	
1,001 to 10,000 cubic yards	\$194.50
for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards	\$325.00
for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 cubic yards or fraction thereof.	
100,001 cubic yards or more	\$919.00
100,001cubic yards or for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof.	

Other Inspections and Fees:

- | | |
|---|-------------------------------|
| 1. Inspections outside of normal business hours , (minimum charge-two hours)... | \$50.50 |
| 2. Reinspection fees assessed under provisions of Section 108.8. | \$50.50 per hour ² |
| 3. Inspections for which no fee is specifically indicated.....
(minimum charge one- half hour) | \$50.50 per hour |
- The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.
 - Or the total hourly cost to the city, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

7. Elevator inspection fees shall be \$200.00 per year.

8. The yearly fee for contractor licenses shall be as follows:

Class "A" license	\$125.00
Class "B" license	\$100.00
Class "C" license	\$75.00
Class "D" license	\$50.00

Plumbing registration	\$50.00
Electrical registration	No fee

VALUATION TABLES

A. **DETERMINATION OF VALUE:** The determination of value or valuation for the purpose of assessing building permit fees shall be made by the building official. The value of a project shall be based on the stated value of the construction project in the permit application or by applying the Miscellaneous Projects or Building Valuation Data, adopted by this resolution, whichever is greater.

B. **VALUATION TABLES:** The following Miscellaneous Projects and Building Valuation tables for establishing permit fees are hereby adopted.

BUILDING VALUATION TABLES

The unit costs are intended to comply with the definition of "valuation" in the adopted codes and thus include the architectural, structural, electrical, plumbing and mechanical work. The unit costs also include the contractor's profit, which should not be omitted. Below is a partial list of occupancies and types of construction. The Building Official shall have the final determination on the type of construction, occupancy, and unit cost.

Miscellaneous Project Valuation Table

SFR Addition	\$99.00
SFR Remodel	\$75.00
Basement Finish (new home)	\$48.00
Basement Finish	\$26.00
Unfinished basement	\$22.00
Deck	\$18.00
Patio Cover	\$18.00
Sun Rooms	\$42.00
Fence	\$10.00 per lineal foot
Re-Roof (3-tab)	\$150.00
Re-Roof (dimensional)	\$225.00

ICC BUILDING VALUATION TABLE 2009

Group (2009 IBC)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, w/ stage	202.00	195.50	191.00	183.00	172.00	167.00	177.00	157.00	151.50
A-1 Assembly, theaters w/o stage	183.00	176.50	172.00	164.00	153.25	148.00	158.000	138.00	132.50
A-2 Assembly , nightclub	155.75	151.25	147.50	142.00	133.50	129.75	137.00	121.00	117.00
A-2 Assembly, restaurant, bars, halls	154.75	150.25	145.50	141.00	131.50	128.75	136.00	119.00	116.00
A-3 Assembly, churches	186.25	179.75	175.00	167.00	156.50	151.25	161.25	141.50	135.50
A-3 Assembly, libraries, museums	157.50	151.00	145.25	138.25	126.00	122.50	132.50	111.50	107.00
A-4 Assembly, arenas	182.00	175.50	170.00	163.00	151.25	147.00	157.00	136.00	131.25
B Business	155.00	149.25	144.50	137.75	125.25	120.50	132.25	109.75	105.25
E Educational	171.50	165.50	160.55	153.25	142.00	134.75	148.00	124.00	119.25
F-1 Factory and Industrial, moderate hazard	95.00	90.50	85.25	82.50	74.00	70.50	79.25	60.75	57.50
F-2 Factory and Industrial low hazard	94.00	89.50	85.25	82.50	74.00	69.50	78.25	60.75	56.50
H-1 High Hazard, explosives	89.00	84.50	80.25	76.50	69.00	65.00	73.25	56.00	NP
H234 High Hazard	89.00	84.50	80.25	76.50	69.00	65.00	73.25	56.00	51.75
H-5 HPM	155.00	149.25	144.50	137.75	125.25	120.50	132.25	110.00	105.25
I-1 Institutional , supervised environment	159.00	153.50	149.00	142.50	130.75	137.25	139.00	117.50	113.00
I-2 Institutional, hospitals	260.50	255.00	250.25	243.50	230.50	NP	238.00	215.00	NP
I-2 Institutional, nursing homes	182.00	176.75	179.00	165.00	153.00	NP	159.75	137.50	NO
I-3 Institutional, restrained	178.00	172.50	167.50	161.00	149.50	144.00	155.50	134.00	127.50
I-4 Institutional, day care facilities	159.00	153.50	149.00	142.50	130.75	127.25	139.00	117.50	113.00
M Mercantile	116.00	111.50	106.50	102.00	93.00	90.50	97.00	80.75	77.50
R-1 Residential, hotels	160.50	155.00	150.25	144.00	132.25	128.75	140.25	119.00	114.50
R-2 Residential multi-family	134.50	129.00	124.00	117.50	106.75	103.25	114.75	93.50	89.00
R-3 Residential, one and two family	126.16	122.50	119.75	116.50	112.25	109.25	114.50	105.00	99.00
R-4 Residential, care / assisted living	159.00	153.50	149.00	142.50	130.75	127.25	139.00	117.50	113.00
S-1 Storage, moderate hazard	88.00	83.50	78.25	75.50	67.00	64.00	72.25	54.00	50.75
S-2 Storage, low hazard	87.00	82.50	78.25	75.50	67.00	63.00	71.25	54.00	50.00
U Utility, miscellaneous	69.00	65.00	60.75	57.50	51.25	48.00	54.50	39.75	38.00

- a. Private Garages use Utility
- b. Unfinished basement all groups = \$22.00 per square foot
- c. For shell only buildings, deduct 20%
- d. N.P = not permitted

XIX PROHIBITION AGAINST ISSUANCE OF BUILDING PERMITS FOR UNPLATTED

PROPERTY: No building permits shall be issued for the construction or alteration of any structure on any property unless a plat of such property has been prepared, approved and recorded in accordance with the requirements of Title 11 of this code, with the following exceptions:

- (a) Fences;
- (b) Repairs or additions which conform to the provision of Title 10 of this code, regarding setbacks, unobstructed open space, parking requirements and maximum floor area limitations;
- (c) Signs; and
- (d) Accessory structures on property having existing primary structures or uses.