



AMENDMENTS TO THE 2012 INTERNATIONAL MODEL CODES

REVISED

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CITY OF LITTLETON

AMENDMENTS OF THE 2012 INTERNATIONAL CODES

1 CODES ADOPTED

- (A) International Building Code, 2012 edition of the International Code Council, including Appendix Chapter C and J.
- (B) International Residential Code, 2012 edition of the International Code Council, including Appendix Chapters G, H and M.
- (C) International Mechanical Code, 2012 edition of the International Code Council, including Appendix A.
- (D) The National Electric Code, 2011 edition of the National Fire Protection Association
- (E) International Plumbing Code, 2012 edition of the International Code Council.
- (F) International Fuel Gas Code, 2012 edition of the International Code Council
- (G) International Property Maintenance Code, 2012 edition of the International Code Council including Appendix A.
- (H) International Energy Conservation Code, 2012 edition of the International Code Council.
- (I) Uniform Code for the Abatement of Dangerous Buildings, 1997 edition of the International Conference of Building Officials.
- (J) American National Standard Institute / American Society of Mechanical Engineers ASME A17.1 2007 Safety code for Elevators and Escalators; ASME A17.3 2005; ASME A18.1 – 2005 Safety Code for Platform Lifts and Stairway Chairlifts; and ASME A18.1 2005

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 with this definition shall be curb, gutter, paving, drainage, structure and fire hydrants.

C. Performance Bond or Cash Deposit: The Administration shall deny final approval and certification 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 required.

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 services vehicles prior to the initiation of construction.

E. Waiver of Off-Street Improvements Requirements: In the event it is desired by the City to delay installation of off-site 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 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. Any 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 within 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 conduction of inspection by the city and compliance with all applicable city codes by the governmental entity.

V. AMENDMENT TO THE CODES:

(A) ADMINISTRATIVE PROVISIONS:

1. Purposes 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 code, 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.

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

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.

Where, 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 such 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 Design and Methods of Construction and Equipment

(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.

(1) 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.

(2) 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. The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

(d) Department Records: The building official shall keep official records of permits, and certifications issued, fees collected, reports of inspections and notices and orders issued. Such records shall be retained in official records for the period required for retention of public records.

(e) 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 conditions, 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 a search warrant exception as may be authorized by law. 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.

(f) 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 and the current edition of the International Property Maintenance Code.

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 the 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 have no 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, 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:

- (1) 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;
- (2) Oil derricks;
- (3) Movable cases, counters, and movable partitions not over 5 feet 9 inches in height;
- (4) Retaining walls which are not over 2 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;
- (5) Water tanks supported directly upon the grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one (2:1);
- (6) Sidewalks and driveways;
- (7) Non-structural concrete slabs on grade;
- (8) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work when not part of a building permit;
- (9) Temporary motion picture, television, and theater sets and scenery, except that, the Fire Code provisions shall apply;
- (10) 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;
- (11) Swings, tree houses, and other playground equipment accessory to one and two family dwellings;

- (12) Prefabricated swimming pools accessory to a Group R occupancy which are 24” or less in depth;
- (13) 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 complies with the provisions in section 10-4-3 of this code;
- (14) 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;
- (15) The repair of broken or defective electrical receptacles, switches or lamps;
- (16) Listed cord and plug connected temporary decorative lightings;
- (17) Reinstallation of attachment of plug receptacles, but not the outlets therefor;
- (18) Repair or replacement of branch circuit overcurrent devices of the required capacity in the same location;
- (19) Temporary wiring for experimental purposes in suitable experimental laboratories;
- (20) Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
- (21) Electrical wiring devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy;
- (22) 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.
- (23) 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;
- (24) Portable LP gas equipment of all types that is not connected to a fixed fuel piping system;
- (25) Installation of farm equipment such as brooders, dehydrators, dryers and irrigation equipment;
- (26) Raw material (feedstock) applications except for piping to special atmosphere generators;

- (27) Oxygen fuel gas cutting and welding systems;
 - (28) Industrial gas applications using gases such as acetylene and acetylene compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen;
 - (29) Petroleum refineries, pipeline compressor or plumbing stations loading terminals, compound plants, refinery tank farms and natural gas processing plants;
 - (30) Integrated chemical plant or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions;
 - (31) LP gas installations at utility gas plants;
 - (32) Liquefied natural gas installations;
 - (33) Fuel gas piping in power and atomic energy plants;
 - (34) Proprietary items of equipment, apparatus or instruments such as gas generating sets, compressors and calorimeters;
 - (35) LP gas equipment for vaporization, gas mixing and gas manufacturing;
 - (36) Temporary LP gas piping for buildings under construction or renovations that is not to become part of the permanent piping system;
 - (37) Installation of hydrogen gas, LP gas and compressed natural gas systems on vehicles,
 - (38) 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;
 - (39) Piping systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig;
 - (40) Portable fuel cell appliances that are neither connected to a fixed piping system for interconnected to a power grid.
- (c) **Separate Permits:** Unless otherwise exempt, a separate building, plumbing, electrical, or mechanical permit may be required for work on the buildings or structures.

8. EXCAVATION AND GRADING

- (a) This section sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

(b) Except as provided for in Section (c) of this Section, no person shall do any grading without first having obtained a grading permit from the Building Official.

(c) **Exempted work.** A grading permit is not required for the following:

(1) When approved by the Building Official, grading in and isolated, self-contained area if there is no danger to private or public property.

(2) An excavation below finished grade for basements, retaining wall or other structures authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation having an unsupported height greater than 5 feet after the completion of such structure.

(3) Cemetery graves

(4) Refuse disposal sites controlled by other agencies.

(5) Excavations for wells or tunnels or utilities.

(6) Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel aggregate or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.

(7) Exploratory excavations under the direction of soil engineers or engineering geologists.

(8) An excavation that: (1) is less than 2 feet in depth or (2) does not create a cut slope greater than 5 feet in height and steeper than 1 unit vertical in 1 2/2 units horizontal.

(9) A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal or less than 3 feet in depth, not intended to support structures, that do not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

(d) **Hazards.** Whenever the Building Official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this code.

(e) **Grading permit requirements.** No person shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be obtained for each site, and may cover both excavations and fills.

Grading in excess of 5,000 cubic yards shall be performed in accordance with the approved grading plan prepared by a civil engineer, and shall be designated as “engineered grading”. Grading involving less than 5,000 cubic yards shall be designated “regular grading” unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which cases grading shall conform to the requirements for engineered grading.

Engineered grading requirements: application for a grading permit shall be accompanied by two sets of plans and specifications, and supporting data consisting of a soils engineering report and engineering geology report. The plans and specifications shall be prepared and signed by an individual licensed by the state to prepare such plans or specifications when required by the Building Official.

Specifications shall be drawn upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give location of the work, the name and address of the owner, and the person by whom they were prepared.

The plans shall include the following information:

- (1) Erosion Control Plan
- (2) General Facility of the Proposed Site.
- (3) Property limits and accurate contour of existing ground and details of terrain and area drainage.
- (4) Limiting dimensions, elevations of finish contours to be achieved by the grading, and proposed drainage channels and related construction.
- (5) Detailed plans of all surfaces and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work, together with a map showing the drainage areas and the estimated runoff of the area serviced by any drains.
- (6) Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners that are within 15 feet of the property or that may be affected by the proposed grading operations.
- (7) Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the engineering division, specific recommendations contained in the soils engineering geology report, which are applicable to grading, may be included by reference.

(8) The dates of the soils engineering and engineering geology reports together with the names, address, and phone numbers of the firms or individuals who prepared the reports.

(f) Soils Engineering Report. The soils engineering report required by subsection (e) of this section shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary and opinion of adequacy for the intended use of sites to be developed by proposed grading as affected by soils engineering factors, including the stability of slopes.

(g) Engineering Geology Report. The engineering geology report required by subsection (e) of this section shall include adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion on the adequacy for the intended use of sites to be developed by the proposed grading, as affected by geologic factors.

(h) Liquefaction Study. The Engineering Division may require a geotechnical investigation, when during the course of an investigation all of the following conditions are discovered; the report shall address the potential for liquefaction: shallow ground water 50 feet or less; unconsolidated sandy alluvium; seismic zones 3 and 4.

(i) Regular Grading Requirements. Each application for a grading permit shall be accompanied by a plan in sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plan. The plan shall include the following information: general vicinity of the proposed site; limiting dimensions and depth of cut and fill; location of any building or structures where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed work.

(j) Grading Fees. Fees for grading permits, including the plan review fee, shall be by a resolution adopted by the City Council from time to time.

(k) Bonds. The Engineering Division may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the Engineering Division in an amount equal to that which would be required in the surety bond.

(l) Cuts. Unless otherwise recommended in the approved soils engineering or engineering geology report, cuts shall conform to the provisions of this section. In the absence of an approved soils engineering report, these provisions may be waived for minor cuts not intended to support structures.

The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than 1 unit vertical to 2 units horizontal unless the permittee furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to the public or private property.

(m) Fills. Unless otherwise recommended in an approved soils report, fills shall conform to the provisions of this section. In the absence of an approved soils report, these provisions may be waived for minor fills not intended to support structures.

Fills slopes shall not be constructed on natural slopes steeper than 1 unit vertical in 2 units horizontal. The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials scarifying to provide a bond with the new fill and, where slopes are steeper than 1 units vertical in 5 units horizontal and the height is greater than 5 feet, by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of a fill on a slope steeper than 1 unit vertical in 5 units horizontal shall be at least 10 feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet wide but the cut shall be made before placing the fill and acceptance by the soils engineer as a suitable foundation for fill.

Detrimental amounts or organic material shall not be permitted in fills. Except as permitted by the Engineering Division, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills.

All fills shall be compacted to a minimum of 90% maximum density. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than 1 unit vertical to 2 units horizontal.

(n) Setbacks. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.

The top of cut slopes shall not be made nearer to a site boundary line than one fifth of the vertical height of cut with a minimum of 2 feet and a maximum of 10 feet. The setback may need to be increase for any required interceptor drains.

The top of fill slope shall be made not nearer to the site boundary line than one half the height of the slope with a minimum of 2 feet and a maximum of 20 feet. Where a fill slope is to be developed, special precautions shall be incorporated in the work as the engineering division deems necessary to protect the adjoining property from damage as a result of such grading.

(o) Drainage and Terracing. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than 1 unit vertical in 3 units horizontal.

Terraces at least 6 feet in width shall be established at not more than 30 foot vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only terrace is required, it shall be at mid-height. For cuts or fill slopes greater than 60 feet and up to 120 feet in vertical height, one terrace at approximately mid-height shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by the civil engineer and approved by the engineering division. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of 5 percent and must be paved with reinforced concrete not less than 3 inches in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of 1 foot and a minimum paved width of 5 feet. A single run of swale or ditch shall not collect runoff from a tributary area exceeding 13,500 square feet without discharging into a down drain.

Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the city engineer as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by the installation of non-erosive down drains or other devices.

Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet measured horizontally. Interceptor drains shall be paved with a minimum of 3 inches of concrete or granite and reinforced. They shall have minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of the drain shall be approved by the city engineer.

(p) Erosion Control. The faces of cuts and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion resistant character of the materials, such protection may be omitted.

Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

(q) Grading Inspections. Grading operations for which a permit is required shall be subject to inspection by the city engineer. Professional inspection of grading operations shall be provided by the civil engineer and the soils engineer retained to provide such services.

The civil engineer shall provide professional inspection with such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.

The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this section.

(r) Completion of work upon completion of the rough grading work and the final completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable.

(1) An as-built grading plan prepared by the civil engineer retained to provide such services showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface facilities and of the outlets of subsurface drains. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer. Civil engineers shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

(2) A report prepared by the soils engineer retained to provide such services, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering and applicable provisions of this chapter.

The permittee shall notify the engineering division when the grading operation is ready for final inspection. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, and all erosion control measures have been completed in accordance with the final approved grading plan, and the required reports have been submitted.

9. Contractor License Required: Requirements for a City of Littleton contractor license shall be in accordance with Title 3, Chapter 16 of the City of Littleton Municipal Code.

10. Application for Permit:

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

- (1) Identify and describe the work to be covered by the permit for which application is made.
- (2) Describe the land on which the proposed work is to be done by street address and legal description, or similar description that will readily identify and definitely locate the proposed building or work.
- (3) 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.
- (4) Include plans, diagrams, computations, specifications, and other data as required within this section.
- (5) State the valuation of the proposed work.
- (6) Be signed by the applicant or the applicant's authorized agent.
- (7) Give such other data and information as may be required by the building official.

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

(c) Submittal Requirements: 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.

(d) 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.

(e) 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.

(f) 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.

11. 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. All braced wall lines, shall be identified on the construction documents and all pertinent information including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be required.

A site plan shall be provided showing the location and size of the proposed building or structure; existing structures on the site and distances from lot lines.

(a) Manufacturer's Installation Instructions: Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

(b) 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.

(c) 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.

12. Temporary Structures and Uses:

(a) The building official is authorized to issue a permit for a temporary structures and temporary uses. Such permits shall be limited as to the time of service, but shall not be permitted for more than 180 days. The building official is authorized to grant extensions for demonstrated cause.

(b) Temporary structures and uses shall conform to the structural strength, fire safety, and means of egress, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

(c) The building official is authorized to give permission to temporarily supply and use power in part of electric installation before such installation has been fully completed and the final certification of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, hating or power in NFPA 70.

(d) The building official is authorized to terminate such permit for a temporary structure and the order the temporary structure or use to be discontinued.

13. FLOODPLAIN: Construction in the floodplain shall conform to the requirements located in Title 10 Chapter 6 of the City of Littleton Municipal Code.

14. 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 for “Code Compliance” 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 all 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 was 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 therefor 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.

(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.

14. 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, housing inspections, and elevator inspections shall be in accordance with the fee schedule adopted by resolution of the city council from time to time.

(c) Residential Solar, Geo-thermal, Wind Generators and Photovoltaic Permits: No building permit fee, plan review fee or use tax shall be collected for any solar hot water, geo-thermal, wind generators, 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, countertops and cabinets; flooring roofing, electrical, plumbing, heating, air conditioning, conveyance systems, fire protection systems, and other permanent work or equipment. The final determination of value or valuation shall be made by the building official.

(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. When an expedited plan review is

requested by the owner and the plan review has to be performed by a consultant, the plan review fee shall be doubled.

(f) Impact Fees:

(a) Capital Facility Impact Fee Payment: Any person engaged in nonresidential or residential development in the City shall pay the capitol impact fee described below.

(b) Impact Fee Rate: Capital facility impact fees shall be assessed and collected according to the standards of this chapter and the following rates:

Use	Capital Facility Impact Fee Rate						Total
	Fire	Museum	Library	Police	Facilities	Trans- portation	
Residential (per dwelling unit)	\$453	\$515	\$542	\$319	\$1,550	\$317	\$3,697
Non-Residential (per square foot)	\$0.227	\$0	\$0	\$0.160	\$0.775	\$0.784	\$1.946

(c) Capital Facility Impact Fee Timing: The capital facility impact fee prescribed herein is in addition to any other fees, taxes, or charges required by this code or any other ordinance of the city. The capital facility impact fee shall be paid at the time of the issuance of a building permit

(d) Capital Impact fees apply to new dwelling units and new nonresidential buildings and additions.

(e) For more details on impact fees see Ordinance 14, Series 2013 on the city’s web page. (www.littleton.gov)

15. 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 available 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.

16. Refunds: The building official may authorize refunding of any fee paid hereunder, which was erroneously paid or collected. Refund payment shall be made to the *payee*.

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 payee not later than 180 days after the fee payment.

17. 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 material 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 be commenced, and required inspections 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. This 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 when 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 provide 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.

18. 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.

(c) Caisson/Drilled Pier Inspection: Caisson inspections shall be made after caisson drilling has been completed and prior to any concrete being placed.

(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.

(e) Under slab or Underground Inspection: Shall be made after all under slab or underground building service equipment, electrical conduit, plumbing piping, and other ancillary equipment items are in place, but before any suck 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 the International Residential Code and shall include but not limited to inspections for: building thermal 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) Final Inspection: Shall be made after all work, including final grading, is completed, and the building or space is ready for occupancy.

(j) 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.

(k) Special Inspections: Special inspections shall be conducted as required by the building code and building department procures.

19. Certificate 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 therefor. 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:

- (1) The building permit number.
- (2) The address and legal description of the building.
- (3) The name and address of the owner.
- (4) A description of the portion of the building for which the certificate was issued, including the occupancy group classification.
- (5) 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.
- (6) The edition of the code under which the permit was issued.
- (7) The type of construction
- (8) Any special stipulations and conditions of the building permit or certificate of occupancy
- (9) The date of issuance of the certificate.
- (10) If an automatic sprinkler system is provided and whether the sprinkler system is required
- (11) The name and signature of the building official or his representative.

(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 a certificate of occupancy, the city will return four hundred dollars (\$400.00) to the permittee or his\her 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.

20. Violations and Penalties

It shall be unlawful for any person, partnership, firm, 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 for time to time. Any violations shall be as punishable as set forth in section 1-4-1 of this code.

21. 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 of the remaining section of this code. The city council hereby declares that it would have passed this code by reference, including each part, sections, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or 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 5, Subsection 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 means of 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 than 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. Doors shall be self-closing and self-latching.

3. Table 508.3.3 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.

4. Subsection 709.3, Exception 2 is hereby deleted in its entirety and without substitution

5. Table 716.1 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:	All	NP★
Fire walls	>1 hour	NP★
Fire Barriers	1 hour	¾ hour
Fire Barriers	1 hour	¾ hour
Smoke Barrier	1 hour	¾ hour
Fire Partitions		
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

6. Section 1009.6.3, Exception is hereby deleted and reenacted to read:

Exception: Spaces under stairways serving and contained with 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.

7. Section 1029.1 Exceptions 1, 2, 3, and 4 are hereby deleted in their entirety and without substitution.

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

4. Regarding 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.

Exception: When hail and/or wind has damaged a roof covering and the existing roof covering was installed within two years, upon inspection, the existing layer may remain when there is no damage to the sheeting, or the self-adhered polymer modified bitumen, and the existing roof covering lays flat.

9. 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	105 mph (nominal, not ultimate wind speed)
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

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

11. 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.

12. 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.

13. Section 3109.4.1: The first sentence is hereby amended to read:

Section 3019.4.1 Barrier Height and Clearance: the top of the barrier shall be not less than 60 inches above grade measured on the side of the barrier that faces away from the swimming pool.

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

15. 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 hereby 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 Building Height in Section 202 is hereby repealed and reacted to read:

R202 BUILDING HEIGHT 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.

3. **Table R301.2 (1)** 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	105 mph (nominal, not ultimate wind speed)
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 deleted and reenacted to read:

R302.2 TOWNHOUSES: Each townhouse shall be considered a separate building and shall be separated by a 2-hour fire resistive wall assembly, or two 1-hour fire resistive wall assemblies, provided such walls do not contain plumbing or mechanical equipment, ducts or vents in the stud cavity.

5. **R302.5.1 Dwelling/Garage Opening/ Penetrations:** Doors shall be self-closing and self-latching.

6. Table 302.6 is hereby amended to read:

DWELLING / GARAGE SEPARATIONS

Separation	Materials
From the residence and attic	5/8' 'x' gypsum board applied to the garage side
From all habitable rooms above the garage	Not less than 5/8" 'x' gypsum board
Structure(s) supporting floor ceiling assemblies used 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 applied to the interior side of exterior walls that are within this area

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

R302.7 Under stair protection: Accessible spaces under stairs shall have walls, understair surfaces and any soffit protected on the enclosed side with 5/8" type X gypsum board.

8. Section R313 is hereby deleted in its entirety and without substitution.

9. 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 soil test shall be made by an approved agency using approved methods.

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

11. 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.

12. 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 600 square feet or less, of light frame construction, 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.

13. 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.

14. Subsection R905.5 is hereby deleted in its entirety and without substitution.

15. Subsection R907.3 is hereby amended by the addition of Item 4.

4. In the City of Littleton, which is known have moderate to severe hail, an overlayment of asphalt shingles shall not be permitted.

Exception: When hail and/or wind has damaged a roof covering and the existing roof covering was installed within two years, upon inspection, the existing layer may remain when there is no damage to the sheeting, or the self-adhered polymer modified bitumen, and the existing roof covering lays flat.

16. Subsection R907.3 is hereby amended by the addition of Item 5.

5. In the case of a partial reroof, the replacement shingles shall be of the same type and as close to the same color as possible.

17. Subsection R1004.4 is hereby deleted in its entirety and without substitution.

18. Chapter 11 is hereby amended by a new section N1106 which shall read:

N1106 Mandatory Energy Conservation Requirements for Residential Remodeling

N1106.1 General. This section shall apply to remodeling of residential properties to include but not limited to additions, basement finishes, and interior remodels.

N1106.1.1 Requirements. In addition to other requirements in this chapter the following mandatory requirements in Table N1106.1 shall apply to residential remodeling.

Table N1106.1 Energy efficient Requirements for Residential Remodel	
Building Thermal Envelope	
	New or exposed cavities created during remodel shall be durable sealed to limit air leakage
	New or exposed cavities in exterior walls shall be insulated with R-15
	All new windows shall have a fenestration U-factor of .30
	All new or exposed openings into unconditioned spaces shall be insulated with R-38 for attics and R-19 for walls; openings shall be weather stripped
	At least one programmable thermostat shall be installed
Ducts	
	All new or exposed heating or cooling ducts shall be air sealed
	All new or exposed heating and cooling ducts in unconditioned spaces shall be insulated with R-8
Landscaping	
	When included in the remodel, landscaping shall include xeriscaping and or hardscaping

	When included in the remodel, drip irrigation is installed in landscaping beds
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19. Section N1106 of the 2012 International Residential Code is hereby amended by a new subsection N1106.2 which shall read:

N1106.2 Mandatory Energy Conservation Requirements for New Detached Single Family Structures: In addition to the mandatory energy conservation requirements located in the latest adopted edition of the International Residential Code, each new detached residential unit shall have a Home Energy Rating System (HERS) score index of 70. Energy conservation inspections shall be performed by a certified HERS rater and the certified dwelling unit score shall be provided to the city prior to the issuance of a certification of occupancy.

N1106.2.1 Fees: the building permit fee for new residential detached units shall be reduced by \$300.00.

20. This section reserved for Mandatory Energy Conservation Requirement for new single family homes. Contact the building department for details.
21. Subsection M1503.4 is hereby amended by the addition of a new subsection 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 conditioned space shall not exceed 10 degrees Fahrenheit. Such system shall be designed by a mechanical engineer and approved by the building official.

22. Subsection G2425.8 is hereby amended by the deletion of Item 7.
23. Section G2445 is hereby deleted in its entirety without substitution.
24. 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.
25. Subsection E3609.7 is hereby amended to read:

E3609.7 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.

26. 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.

27. 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”.

28. 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 hereby 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. Section 41.1 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 alarms,

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 NATIONAL ELECTRIC CODE: The following amendment is hereby adopted to the National Electric Code, (Adopted by City Council in August 2012)

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

(F) AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE: The following amendments are hereby adopted to the International Plumbing Code.

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

2. Section 305.4 is hereby amended to read:

305.4 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 904.3 is hereby amended by a new subsection which shall read:

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

4. Subsection 918.1 is hereby amended by the addition of a new paragraph 918.1.1 which shall read:

918.1.1 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 1112.1 is hereby amended to read:

1112.1 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 hereby 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 repealed and reenacted 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 604 is hereby amended by the addition of a new subsection 604.3.

604.3 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 Division of the Colorado Health Department, 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.

8. Section 621 is hereby deleted in its entirety and without substitution.
9. Section 636 is hereby amended by a new section 636.1 which shall read:

636.1 Automatic Ignition. All propane or natural gas outdoor decorative appliances, including logs and fire pits, shall utilize a direct ignition device, an igniter or a pilot flame to ignite the fuel at the main burner and shall be equipped with a flame safeguard device. The flame safeguard device shall automatically shut off the fuel supply to a main burner or group of burners when the means of ignition of such burners becomes inoperative.

(H) AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE

CODE: The following amendments are hereby 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:

103.5 Fees. The fees for housing inspections shall be by a resolution adopted by City Council from time to time.

3. Subsection 103.5 is hereby amended by the addition of a new subsection 103.5.1 which shall read:

103.5.1 Notice of Costs. When any costs are incurred by the City abating any property in order to be in compliance with this code, the costs of such abatement plus an administrative fee of 40% shall be charged to the owner of the property.

4. 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), 4, (d) of the Littleton City Code.
5. 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 plus administration fees 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.

6. 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 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 building 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.

7. 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.

8. 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 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>In accordance with Section 108 of the International Property Maintenance code this dwelling located at:</p> <p>_____, Littleton, Colorado is hereby designated as:</p> <p style="text-align: center;">UNFIT FOR HUMAN HABITATION</p> <p>And is ordered vacated by _____, 20____, and shall not be occupied until the posting is removed by the Building Official.</p>

9. 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.

10. 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.

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

Section 113 Repair and Demolition Fund

113.1 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.

113.2 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.

12. 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.

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 building 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

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.

13. 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.

14. 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.

15. Section 302 is hereby amended by the addition of subsection 302.3.1

302.3.1 SNOW REMOVAL: If after a snow removal notice is given and the snow is not removed from the sidewalk within the time allotted, the city may cause the removal of the snow and charge such costs plus administrative fee of 40% to the property owner.

16. 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.

17. 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.

18. 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.

19. Section 302 shall be amended by the addition of Subsection 302.10 to read:

Section 302.10 Outdoor Storage Outdoor storage of any items including, but not limited to, furniture and items not intended for outdoor use, merchandise, materials, supplies, equipment and tools, shall not be allowed in any zone district except as permitted by the zoning use table.

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 and the International Building Code.

21. Subsection 304.3 is hereby amended to read:

304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 7 inches (102mm) high with a minimum stroke width of .5 inch (12.7mm).

22. 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.

23. 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.

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

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 twenty linear feet from a public right of way or an existing sidewalk, except 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 twenty-four hours after pickup.

25. Chapter 3 is hereby amended by the addition of Section 310.

Section 310 Carbon Monoxide Alarms: In the case of multi-family dwellings which contain fuel burning equipment or an attached garage, carbon monoxide alarms shall be provided. Such alarms shall be installed in dwelling unit hallways within 15 feet of all bedrooms. In the case of rental properties, carbon monoxide alarms shall be installed in each dwelling unit.

26. 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.”

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

28. Section 605 is hereby amended by the addition of a new subsection 605.5 to read:

605.5 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.

(I) AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE: The following amendments are hereby adopted to the International Energy Conservation Code.

Reserved

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

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.

(K) AMENDMENTS TO THE AMERICAN NATIONAL STANDARD INSTITUTE / AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) A17.1 2007 SAFETY CODE FOR ELEVATORS AND ESCALATORS: ASME A17.3 2005; ASME A18.1; AND ASME A18.1 2005 SHALL BE AS FOLLOWS:

1. All conveyances installed prior to July 1, 2008 are exempt from complying with ASME A17.3 – 2005 unless one of the following conditions exists:
 - (a) Substantial alteration of a conveyance, or
 - (b) An elevator presents a material risk any alteration caused by the conditions listed above shall conform to ASME A17.1 – 2007.

2. Material risk related to firefighter's service is present except if any of the following conditions apply:
 - (a) The elevator complies with ASME A17.1 – 1981 rules 211.1 and 211.3, or (b) the elevator travels less than 75 feet above or below the emergency personnel access, or
 - (b) The building is equipped with an automatic sprinkling system according to NFPA 13 any elevator that does not meet any of the conditions listed above must comply with firefighters' service requirements as described in the currently adopted version on ASME A17.b by January 1, 2015.
3. Regarding door restrictors, the following shall apply:
 - (a) Door restrictors shall be installed and operational by January 1, 2012 on all elevators installed on or after January 1, 1990 and before January 1, 2008.
 - (b) Door restrictors shall be installed and operational prior to the next issuance of the certificate of operation on all elevators installed on or after January 1, 2008.
 - (c) Following review of additional information regarding door restrictors, the administrator will determine whether door restrictors shall be required on elevators installed prior to January 1, 1990.
4. The administrator will allow continued operation after January 1, 2012 of a hydraulic elevator that has a hydraulic cylinder buried in the ground and is not provided with a safety bulkhead (typically installed prior to 1973) if the conveyance owner completes on of the following actions in conformance with ASME A17.3 – 2005.
 - (a) The hydraulic cylinder shall be provide with a safety bulkhead, or
 - (b) The elevator shall be provided with car safeties conforming to ASMEA17.1 Section 3.17.1, and guide rails, guide rails supports, and fastenings conforming to ASME Section 3.23.1, or
 - (c) The elevator shall be provided with a plunger gripper that shall grip the plunger when the applicable maximum governor tripping speed is achieved.
5. The standards listed in Section 2-6-1 (1) may be examined by contacting the conveyance section program manager at the offices of the administrator for the state of Colorado. These standards or materials incorporated in these standards may be examined at any state publications depository library.

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 a resolution of the City Council.

1. The fee schedule for building, mechanical, and plumbing permits shall be as follows:

Total Valuation	Fees
\$1.00 to \$500.00	\$25.85
\$501.00 to \$2,000.00	\$25.85 for the first \$500.00 plus \$3.35 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$76.10 for the first \$2,000 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.00 to \$50,000.00	\$430.30 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$708.05 for the first \$50,000.00 plus \$7.70 for each additional \$1000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1093.05 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3557.05 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001 and up	\$6,172.12 for the first \$1,000,000.00 plus \$4.02 for each additional \$1,000.00 or fraction thereof
Other inspections and fees:	
1. Inspections outside normal business hours.....\$50.00 per hour (minimum charge \$100.00) paid in advance	
2. Reinspection fees\$50.00 per hour	
3. Inspection for which no fee is specifically indicated.....\$50.00 per hour	
4. Additional plan review required by changes, additional or revisions to plans\$50.00 per hour	
5. Expedited plan reviews when requested by the architect, owner or builder shall be double the normal plan review fee.	
6. For single family homes, the plan review fee for subsequent use of a master plan.\$250.00	
Actual costs shall include administrative and overhead costs.	

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

BUILDING VALUATION DATA

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.

Occupancy Group	1A	1B	II A	II B	III A	III B	IV	V A	V B
A-1 Assembly, theaters w/ stage	211.15	203.98	198.05	190.05	178.30	173.30	183.31	162.97	156.05

A-1 Assembly theaters w/o stage	193.16	185.99	180.74	172.03	160.31	155.36	165.32	145.04	138.12
A-2 Assembly - nightclubs	163.22	158.56	154.17	148.00	138.96	135.24	142.52	126.06	121.36
A-2 Assembly, restaurants, bars	162.22	157.56	152.17	147.00	136.98	134.24	141.52	124.06	120.36
A-3 Assembly - churches	195.10	187.93	182.66	174.00	162.21	157.26	167.26	146.94	140.00
A-3 Assemblies – community halls, museums, libraries	163.81	156.64	150.39	142.71	129.91	125.96	135.97	114.63	108.71
A-4 Assembly- arenas	192.16	185.00	178.74	171.06	158.31	154.36	164.32	143.04	137.12
B- Business	164.76	156.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
E - Education	176.97	170.85	165.64	158.05	146.37	139.00	152.61	127.91	123.09
F-1 Factory& industrial – moderate hazard	97.87	93.28	87.66	84.46	75.44	72.26	80.79	62.17	58.48
F-2 Factory & industrial – low hazard	96.87	92.28	87.66	83.46	75.44	71.26	79.79	62.17	58.48
H-1 High Hazard - explosive	91.74	87.15	82.53	78.33	70.50	66.31	74.66	57.22	NP
H 2, 3, 4 High Hazard	91.74	87.16	82.53	78.33	70.50	66.31	74.66	57.22	NP
H-5 HPM	164.76	156.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93
I-1 Institutional, supervised environment	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
I-2 Institutional –Hospitals, nursing homes	277.07	271.09	265.80	258.26	243.90	NP	252.23	227.88	NP
I-3 Institutional - restrained	187.72	181.73	176.45	169.00	156.44	150.82	162.87	140.63	133.13
I-4 Institutional – day care facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
M Mercantile	121.57	116.92	111.53	106.36	96.96	94.25	100.88	84.07	80.36
R-1 Residential - hotels	166.21	160.43	156.00	149.29	137.39	133.80	145.70	123.43	119.10
R-2 Residential - multifamily	139.39	133.61	129.17	122.47	111.23	107.64	119.84	97.27	92.94
R-3 Residential – one and two family	131.18	127.60	124.36	121.27	116.43	113.53	117.42	108.79	102.00
R-4 Residential – assisted living	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55
S-1 Storage – moderate hazard	90.74	86.15	80.53	77.33	68.49	60.31	73.66	55.22	51.53
S-2 Storage – low hazard	89.74	85.15	80.53	76.33	68.49	64.31	72.66	55.22	50.53
U Utility, miscellaneous	71.03	67.00	62.71	59.30	52.86	49.43	56.33	41.00	39.06

MISCELLANEOUS PROJECT VALUATION TABLE

SFR Addition	\$102.00 per square foot
SFR Remodel	\$ 78.00 per square foot
Basement finish (new house)	\$ 49.75 per square foot
Basement finish (existing house)	\$ 25.75 per square foot
Unfinished basement (new house)	\$ 24.00 per square foot
Deck	\$ 22.00 per square foot
Patio cover	\$ 22.00 per square foot
Garage	\$ 39.06 per square foot
Shed	\$ 22.00 per square foot
Sun rooms (patio enclosures)	\$ 44.50 per square foot

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

ELECTRICAL PERMIT FEE SHCEDULE

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

ELECTRICAL PERMIT FEE SCHEDULE	
Not more than \$300	\$45.00
More than \$300 but less than \$2,000	\$50.00
More than \$2,000 but less than \$50,000	\$19 per \$1000 valuation or fraction thereof
More than \$50,000 but less than \$500,000	\$50 + \$18 for each \$1000 valuation or fraction thereof.
More than \$500,000	\$50 + \$17 for each \$1,000 or fraction thereof
Mobile homes and travel parks per space	\$45
Re-inspections on all of the above	\$47
Construction meters	\$45
Plan review fee	65% of the permit fee

3. The flat fee for mobile home setup shall be \$100 and include: electrical service connection; plumbing and gas connections; and. tie-down and leveling.

4. **Plan Review Fee:** when submittal documents are required by the adopted codes, the plan review fee shall be 65% of the permit fee.

5. GRADING

1. Grading Plan Review Fees:

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	\$49.26 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 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 revision to approve plans \$50.00 per hour.

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

6. **Grading Permit Fees:** the fee for each grading permit shall be as follows:

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
1001 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 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 normal business hours (minimum 2 hours) \$50.00
 2. Reinspection fees assessed under provisions of section 108.8. \$50.00 per hour
 3. Inspections for which no fee is specifically indicated. \$50.00 per hour
- The fee for 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 to the employees involved.

7. **Impact Fees:**

(a) **Capital Facility Impact Fee Payment:** Any person engaged in nonresidential or residential development in the City shall pay the capitol impact fee described below.

(b) **Impact Fee Rate:** Capital facility impact fees shall be assessed and collected according to the standards of this chapter and the following rates:

Use	Capital Facility Impact Fee Rate						Total
	Fire	Museum	Library	Police	Facilities	Trans- portation	
Residential (per dwelling unit)	\$453	\$515	\$542	\$319	\$1,550	\$317	\$3,697
Non-Residential (per square foot)	\$0.227	\$0	\$0	\$0.160	\$0.775	\$0.784	\$1.946

(c) **Capital Facility Impact Fee Timing:** The capital facility impact fee prescribed herein is in addition to any other fees, taxes, or charges required by this code or any other ordinance of the city. The capital facility impact fee shall be paid at the time of the issuance of a building permit

(d) Capital Impact fees apply to new dwelling units and new nonresidential buildings and additions.

(e) For more details on impact fees see Ordinance 14, Series 2013 on the city’s web page. (www.littletongov.org)

VII PROHIBITION AGAINST ISSUANCE OF BUILDING PERMIT FOR

UNPLATTED PROPERTY: No building permit 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 requirement of Title 11 of this code, with the following exceptions:

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