

ARCHULETA COUNTY – BUILDING SAFETY REGULATIONS

Effective February 1, 2003

Amended January 1, 2007

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SECTION 1 – GENERAL PROVISIONS
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SECTION 1 – GENERAL PROVISIONS

1.1 Title and Applicability:

These regulations shall be officially known and referred to as the “Archuleta County Building Safety Regulations.” The provisions of these Building Safety Regulations shall apply to all residential, storage, manufactured housing, commercial and industrial building construction anywhere within the County of Archuleta.

1.2 Authority:

Authority for adopting and imposing building regulations is granted to the Counties of the State of Colorado, by C.R.S. Title 30, Article 28, Part 201, as the same may be amended from time to time, and others as may be or become applicable, and these regulations are hereby declared to be in accordance with all applicable statutes.

1.3 Purpose:

These regulations are for the purpose of protecting the health, safety and general welfare of present and future inhabitants of Archuleta County, Colorado by:

- 1.3.1** Ensuring that proposed building safety regulations adequately mitigate potential hazards to health, safety and property.
- 1.3.2** Ensuring that any building, which is to be converted to a commercial or industrial use, shall conform to the provision of the 2006 International Building Code, the Archuleta County Land Use Regulations and these regulations before it may be used and occupied for such commercial or industrial use.
- 1.3.3** Ensuring that the buildings referred to in Section 101.2 of the 2006 International Building Code and Section R101.2 of the 2006 International Residential Code, titled “Title and Applicability”, shall include but not be limited to condominiums, apartments and other multi-living unit buildings, restaurants, stores, offices, motels, hotels, bed and breakfasts, schools, churches, places of entertainment and other building wherein people congregate, work, shop or otherwise meet.
- 1.3.4** Ensuring that where specific provisions of these regulations differ from those of the 2006 International Codes, the provisions of these regulations shall govern. Likewise, provisions of the Colorado Statutes shall take precedence over the 2006 International Codes and these regulations.

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- 1.4** In the event any paragraph or paragraphs of these regulations or of the 2006 International Building Code, and the 2006 International Residential Code hereby adopted shall be declared invalid by the Courts, then and in such event, only that portion declared invalid shall be affected thereby and all other portions hereof shall remain in effect.

SECTION 2 – DEFINITIONS

2.1 Addition:

An extension or increase in floor area or height of a building or structure.

2.2 Adjacent Property Owners:

Those property owners whose boundary touches the subject property at any point. Properties separated from the subject property by roads, river, streams and waterways shall be considered adjacent if such property would touch the subject property if the road, river, stream or waterway were not present.

2.3 Agricultural Building:

A structure designed and constructed for the sole purpose of housing agricultural implements, farm products, hay, grain, poultry, livestock, or other horticulture products. This structure shall not be a place of human habitation or a place of employment where agricultural products are produced, treated, or packaged; nor shall it be a place used for storage of cars, trucks, boats, or recreational vehicles or any other non-agricultural vehicles. The structure shall not be used by the public.

2.4 Agricultural Fences:

A barbed or smooth horizontal wire fencing for the purpose of containing livestock.

2.5 Airport Influence Area:

An area bounded by imaginary lines parallel to and one (1) mile from each side of every existing or proposed runway centerline and perpendicular to and one (1) mile from every existing or proposed runway end, as shown on the official map on file in the County Building and Planning Office.

2.6 Applicant:

Owner of the property or authorized designated agent who is applying for a building permit.

2.7 Basement:

That portion of a building that is partly or completely below grade.

2.8 Board of County Commissioners:

The Board of County Commissioners of Archuleta County, Colorado.

2.9 Board of Appeals:

A duly appointed Board for Archuleta County, Colorado. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the code.

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- 2.10 Building:**
Any structure used or intended for supporting or sheltering any use or occupancy.
- 2.11 Building Official:**
The officer or other designated authority charged with the administration and enforcement of this code, or the building official's duly authorized representative.
- 2.12 Commercial:**
Refers to the activity of business, industry, and trade commerce with the sole or chief emphasis on salability, profit, or success.
- 2.13 Convention Facilities:**
Facilities used for the purpose of meeting or formal assembly.
- 2.14 Development:**
Any man-made change to improved or unimproved real estate. Development includes but is not limited to buildings or other structures, mining, dredging, grading, paving, excavation or drilling operations located within the area of special flood hazard. (Section 23, Archuleta County Land Use Regulations).
- 2.15 Double Family Dwelling:**
Either an apartment, or a suite of rooms, on two connected floors; or a house having separate apartments for two families and two separate entrances.
- 2.16 Draft Stop:**
A material, device or construction installed to restrict the movement of air within open spaces of concealed areas of building components such as crawl spaces, floor-ceiling assemblies, roof-ceiling assemblies and attics.
- 2.17 Dwelling:**
Any building or portion thereof, which contains not more than two dwelling units.
- 2.18 Dwelling Unit:**
Any building or portion thereof, which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by this code, for not more than one family, or a congregate residence for 10 or less persons.
- 2.19 Easement:**
An interest in land owned by another that entitles the easement holder to specific use or enjoyment of the described land.

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2.20 Existing Building:

A building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

2.21 Flood:

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of streams, river, or inland water
- (b) The unusual and rapid accumulation or runoff of surface water from any source.

2.22 Floodplain:

An area adjacent to a stream, which is subject to flooding as the result of the occurrence of a base flood and which area thus is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety to property.

2.23 Floodway:

That area of the floodplain exclusive of the flood fringe, in which channel of the watercourse and those portions of the adjoining floodplain, which must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot at any point.

2.24 Guardrail:

A system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.

2.25 Habitable Space:

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas, are not considered habitable space.

2.26 Handrail:

A railing provided for grasping with the hand for support.

2.27 Improvements:

Anything done to, erected, or placed on land, which did not naturally exist thereon.

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2.28 Industry:

The commercial production and wholesale of goods and services.

2.29 Jurisdiction:

The governmental unit that has adopted this code under due legislative authority.

2.30 Manufactured / Mobile Home Subdivision:

A parcel or contiguous parcels of land divided into two or more lots of less than 35 acres each in size, to be sold or leased for the purpose of placing manufactured mobile homes on the lots.

2.31 Mobile Home:

A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or thirty-two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether or not such structure is placed on a permanent foundation. Such a structure is suitable for human habitation on a year round basis when provided with the required plumbing, heating and electrical facilities.

A “mobile home” shall not include any camping unit such as a travel trailer, a camper, or a self-contained “motor home” or “camper bus”. All mobile homes placed in Archuleta County must be H.U.D. approved and Colorado Coded with a minimum 30lb. snow load. A mobile home is identified by the red tag on the outside of the mobile home opposite the end with the tongue, and the unit information sheet attached to an inside cabinet door.

2.32 Modular Home:

A structure designed to be transported after fabrication and located as a permanent addition to, and becoming a part of, the real property. Such a structure must meet minimum construction requirements of this code. Such a structure must be set on a permanent foundation and is subject to all local building, zoning, and house regulations. Any modular home meeting the requirements herein defined is not considered a mobile home. All modular homes placed in Archuleta County are subject to all local building and house regulations. A modular home is identified by a silver tag placed inside the cabinet below the kitchen sink.

2.33 Multi-Family Dwelling:

A building, or portion thereof, containing three or more dwelling units.

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- 2.34 New Construction:**
Structures for which the “start of construction” commenced on or after the effective date of these regulations.
- 2.35 Nonconforming Use:**
Any structure, development, or land use in existence on the effective date of these regulations and not permitted under the terms and provisions of these regulations.
- 2.36 Occupancy:**
The purpose for which a building, or part thereof, is used or intended to be used.
- 2.37 Permit:**
An official document or certificate issued by the Building Official authorizing performance of a specified activity.
- 2.38 Recreational Vehicle:**
An automobile, travel trailer, camp-car, bus, motor home, or other vehicular or portable unit, with or without motor power, designed and constructed for travel and intended for human occupancy as temporary living quarters for recreational, vacation, or travel purposes.
- 2.39 Repair:**
The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.
- 2.40 Retail Use:**
Space within any structure or portion thereof intended or primarily suitable for occupancy by persons or utilities which supply commodities to customers on the premises including, but not limited to, stores, shops, restaurants, bars, and drinking businesses, etc.
- 2.41 Setback:**
The distance between the eave of a building and the street, public sidewalk or lot line nearest to the building.
- 2.42 Single Dwelling Unit:**
One or more rooms intended for occupancy as separate living quarters, with sleeping and cooking facilities, for the exclusive use of a single household.

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- 2.43 Single Family Residential:**
A freestanding dwelling intended for occupancy by an individual, family, or group of persons sharing living arrangements.
- 2.44 Smoke Detector:**
An approved, listed device that senses visible or invisible particles of combustion.
- 2.45 Start of Construction:**
Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory building, such as garages or sheds not occupied as dwelling units or not part of the main structure.
- 2.46 Structure:**
That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
- 2.47 Substantial Damage:**
Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 25% of the market value of the structure before the damage occurred.
- 2.48 Substantial Improvement:**
Any repair, reconstruction or improvement of a structure, the cost of which equals exceeds 25% of the market value of the structure either:
(a) Before the improvement or repair is started, or
(b) If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, “Substantial Improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

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The term does not, however, include:

- (c) Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
- (d) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

2.49 Temporary Uses:

Uses established for a fixed period of time at a specific location, not to exceed 120 days, with the intent to discontinue such use upon the expiration of the time period. Temporary uses are land uses that do not require any new permanent structures or improvements for their operation, may use existing buildings or improvements, and do not result in any long-term impact on surrounding properties.

2.50 Unstable Land:

Areas which may include landslide, earth movement, avalanches, rock falls, mudflows, debris fans, and expansive soils and rocks.

SECTION 3 – SCOPE AND ENFORCEMENT

Effective February 1, 2003

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SECTION 3 – SCOPE AND ENFORCEMENT

3.1 Scope:

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

3.1.1 The provisions of the International Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

3.1.2 The provisions of the International Residential Code for One and Two Family Dwellings shall apply to the construction, alteration, movements, enlargement, replacement, repair, use and occupancy, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

3.2 Enforcement:

The department of building safety is hereby created and the official in charge thereof shall be known as the Building Official.

3.2.1 The Building Official shall be appointed by the chief appointing authority of the jurisdiction.

3.2.2 In accordance with the prescribed procedure of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

SECTION 4 – MANUFACTURED HOME INSTALLATION
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SECTION 4 – MANUFACTURED HOME INSTALLATION

4.1 Required Permits:

Manufactured home shall require building permits as follows:

4.1.1 Manufactured homes having approval certification from the Colorado Division of Housing “Division” may be considered structurally and mechanically acceptable without reference to the 2006 International Residential Code but must comply with the 2006 International Residential Code requirements for separation of buildings and property line proximity and Sections 2, 5, 6, 7, 10, and 12 of these regulations.

4.2 Installation:

Installation of Manufactured homes shall be regulated pursuant to C.R.S. Title 24, Article 32, Part 3104, as the same may be amended from time to time, “Compliance with manufacturer’s installation instructions”.

4.21 Any installation of a manufactured home in the State of Colorado shall be performed in strict accordance with the applicable manufacturer’s installation instructions. Where the manufacturer’s installation instructions are not applicable, installations shall be in accordance with standards promulgated by the Division. A copy of the manufacturer’s instructions or the standard promulgated by the Division shall be available at the time of installation and inspection.

- (a) If the Manufacturer’s Installation Instructions are not available then the following standards must be used:
- Non-Permanent Installations: NCSBCS/ANSI A 225.1 – 1994 Manufactured Home Installation, (Amended)
 - Permanent Foundation Installations: Permanent Foundation, Guide for Manufactured Housing, September 1996 (Amended)
 - Engineered Foundation Systems as required by Local Jurisdictions.

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4.3 Additions:

Any additions to a manufactured home, including exterior structures over and around a manufactured home for weather and snow protection, porches, decks and similar structures shall require a building permit and shall comply with the provisions of the 2006 International Residential Code.

4.31 All entrances or exits of all manufactured homes shall have a porch, deck or landing at least as wide as the door, at a height of not more than one (1) inch below the threshold, and extending at least 36 inches in front of the door.

- (a) All decks, porches and landings must have steps, handrails or guardrails that meet the 2006 International Residential Code for single family residences.

SECTION 5 – INSPECTIONS

5.1 General:

For on-site construction, from time to time the Building Official, upon notification from the permit holder or his or her agent, shall make or cause to be made any necessary inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.

5.1 Types of Inspections:

- (a) Foundation Inspections: Inspection of the foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required steel is in place and prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.
- (b) Floodplain Inspections: For construction permitted in areas prone to flooding as established by Table R301.2(1) upon placement of the lowest floor, including basement, and prior to further vertical construction, the Building Official shall require submission of a certification, prepared by a Colorado registered professional engineer or land surveyor, of the elevation of the lowest floor, including basement, required in Section R327.
- (c) Frame and Masonry Inspection: Inspection of framing and masonry construction shall be made after the roof, masonry, all framing, fire stopping, draft stopping and bracing are in place and after the plumbing and electrical rough inspections are approved.
- (d) Final Inspection: Final inspection shall be made after plumbing and electrical final inspections are approved and the permitted work is complete and prior to occupancy.
- (e) Other Inspections: In addition to the called inspections above, the Department of Building Safety may make or require any other inspections to ascertain compliance with this code and other laws enforced by the Department of Building Safety.

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Effective February 1, 2003

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5.2 Inspection Agencies:

The Building Official is authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

5.3 Inspection Requests:

It shall be the duty of the person doing the work authorized by a permit to notify the building office that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code provide access to and means for inspection of such work.

5.4 Approval Required:

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official upon notification shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

5.5 Certificate of Occupancy:

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

5.5.1 Changes in the character or use of an existing structure shall not be made

except as specified in Sections 3405 and 3406 of the 2006 International Building Code.

- 5.5.2** The Building Official is authorized to issue a temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Building Official shall set a time period during which the temporary certificate of Occupancy is valid.

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- 5.5.3** The Building Official shall, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 6 – BUILDING PLANNING AND CONSTRUCTION

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SECTION 6 – DESIGN CRITERIA

6.1 Avigation Easement:

An Avigation easement acceptable to Archuleta County shall be granted by the owner of any site within the Airport Influence Area as condition for the issuance of a permit for any building or structure on such site.

6.1.1 Airport Influence Area: An area bounded by imaginary line parallel to and one (1) mile from each side of every existing or planned runway centerline and perpendicular to and on (1) mile from every existing or planned runway end; as shown on the official map on file in the Archuleta County Department of Building Safety.

6.2 Flood Hazard Areas:

The flood hazard areas of Archuleta County, Colorado are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

6.2.1 These flood losses are caused by the cumulative effect of obstruction in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed elevated, or otherwise protected from flood damage also contribute to the flood loss.

6.2.2 These regulations are adopted pursuant to Title 29, Article 20, and Section 101, et seq., and Title 30, Article 15, part 4 of the C.R.S., as the same may be amended from time to time.

6.2.3 No building permit shall be issued for any building or structure, including a manufactured home, which is proposed to be located within an area of special flood hazard without the full compliance of Section 23 of the Archuleta County Land Use Regulations.

SECTION 6 – BUILDING PLANNING AND CONSTRUCTION

Effective February 1, 2003

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6.3 Parking:

6.3.1 Residential Parking:

Residential buildings including manufactured homes shall have at least two (2) parking spaces per living unit.

(a) Parking spaces shall be a minimum of 9 feet by 18 feet.

6.3.2 Other Parking:

Other buildings or structures shall have at least one (1) parking space per employee plus one (1) parking space per four (4) people who could reasonably occupy the premises at peak occupancy, unless the Archuleta County Land Use Regulations have more specific standards, in which case the Land Use Regulations shall be controlling.

(a) Parking spaces shall be a minimum of 9 feet by 18 feet.

6.4 Load Requirements:

6.4.1 Snow Loads:

Any building built within the boundaries of Archuleta County, shall be required to be constructed to a minimum of a 65-pounds per square foot live roof snow load. A reduction to a minimum of 45-pounds per square foot live roof snow load shall be permitted in certain southerly areas of Archuleta County as shown on a map to be kept on file in the Archuleta County Department of Building Safety and based on engineering and climatologically data available.

(a) All mobile homes placed in Archuleta County must be Colorado Coded with a minimum 30 pounds per square foot live snow load.

6.4.2 Wind Load:

Any building built within the boundaries of Archuleta County, shall be required to be constructed to minimum of an 90 mile per hour wind load.

6.4.3 Exposure:

Any building built within the boundaries of Archuleta County, shall be required to be constructed to an exposure C.

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6.4.4 Seismic Load:

Any building built within the boundaries of Archuleta County, shall be required to be constructed to a seismic load of one (1).

6.5 Frost Depth Requirements:

Any building built within the boundaries of Archuleta County, shall be required to be constructed to a minimum of a 42-inch frost depth for foundations. A reduction to a minimum of a 32-inch frost depth for foundations shall be permitted in certain southerly areas of Archuleta County as shown on a map to be kept on file in the Archuleta County Department of Building Safety and based on engineering and climatologically data available.

6.5.1 Any exception to the required foundation requirements adopted by Archuleta County shall be designed by a Colorado Licensed Architect or Engineer.

6.6 Utilities:

Any Building, for which a building permit is required, shall be provided with a source of potable water adequate for the uses carried on in the building.

Any building, the use of which generate sewage or wastewater, shall be served by disposal facilities appropriate to its use and approved by the San Juan Basin Health Unit of the State Health Department.

SECTION 7 – BOARD OF REVIEW
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SECTION 7 – BOARD OF REVIEW

7.1 Board Authorization:

A Board of Review as provided for by C.R.S. 30-28-206 is hereby authorized, shall consist of five (5) members of whom four (4) are experienced in building construction and one (1) from the general public, and shall be appointed by the Board of County Commissioners.

7.1.1 Terms for the board of Review members shall be for three (3) years, except that initial terms shall be arranged so that at least one (1) member's term expires each year. Members may be re-appointed for succeeding terms.

7.1.2 The Building Official shall be an ex-officio member of the Board of Review and shall act as secretary to the Board.

7.1.3 Three (3) members shall constitute a quorum for acting on any matter brought before the Board. A majority vote of members present shall determine any issue.

7.1.4 All meetings shall be open to the public. Minutes of meetings shall be kept and show the vote of each member upon each question. The records of all the actions shall be kept in a suitable place and shall be a public record.

7.2 Duties of the Board:

The duties and powers of the Board of Review shall be:

- (a) To elect annually from its membership a chairman and vice-chairman.
- (b) To hear appeals by any person aggrieved by his inability to obtain a building permit or by any officer, department, board, or bureau affected by the refusal or grant of a building permit.
- (c) The Board may make special exceptions to the terms of the building regulations in harmony with the general purpose and intent.
- (d) The Board may determine the suitability of alternate materials and methods of construction and make reasonable interpretations of these building regulations.

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- (e) Upon receipt of an appeal the Chairman or Secretary shall call a meeting to be held on the second (2nd) Tuesday of the following month to hear and act upon said appeal.
 - (f) An appeal must be made in writing to the Board of Review within 30 days of the action appealed.
 - (g) The chairman or acting chairman may administer oaths and compel attendance of witnesses.
 - (h) After hearing the appeal and considering relevant testimony, the Board shall, by vote of member's present, render a decision, which shall be final.
- 7.2.1** To formulate suggested amendments to these building regulations for consideration of the Board of County Commissioners.
- 7.2.2** To Adopt supplemental rule of procedures not inconsistent with Colorado Statute or the Board of County Commissioners.

SECTION 8 – PERMIT FEES

8.1 Schedule of Permit Fees:

On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

8.1.1 A permit shall not be valid until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

8.1.2 Building Permit valuations shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems, including materials and labor.

8.1.3 The fee schedule shall be as follows:

- (a) Building area is computed from the exterior dimensions of each floor or story including basement, garages and covered, enclosed space. That the model fee structure from the Uniform Building Code, Table 1-A, in whole, and based on the Building Valuation Data offered by the Building Standards Magazine with the established regional modifier of 0.92.
- (b) The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.
- (c) The Building Official is authorized to establish a refund policy. The Building Official may authorize refunding not more than 80 percent of the permit fee paid if the permit request is rescinded within the first 180 days after issue providing no inspections have been performed.
- (d) Manufactured Homes - \$79.00
- (e) Agricultural Structures - \$125.00 adopted 5/6/08