

UPDATES TO COUNTY BUILDING CODES

September 2019

History

- ▶ November 2017 - Town of Pagosa Springs adopts 2015 Codes by Ordinance
- ▶ February 2019 - BoCC expresses interest to adopt 2015 codes to match Town's Ordinance
 - ▶ Resolution adopted by BoCC but it does not exactly match the Town's
- ▶ July 2019 - BoCC asks County Attorney to review legality and feasibility of exactly matching County codes to Home-Rule Municipal codes

Findings

- ▶ An exact match to the Town's adopted codes cannot be accomplished
 - ▶ Because of Differences in Geography, Topography and Climate
 - ▶ Town is a much smaller geographic area and only contains one river
 - ▶ County is much larger geographically, has multiple rivers and greater diversity in local climatology

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2015
INTERNATIONAL
RESIDENTIAL CODE

2015 International Residential Code

- ▶ Matches Town's Ordinance except:
 - ▶ Section R108.1 - Payment of fees
 - ▶ per the County fee schedule
 - ▶ Section R313 - Automatic Fire Sprinkler System
 - ▶ Not being adopted by County
 - ▶ Section N1101.1 - Scope
 - ▶ Not amended by County

2015 International Residential Code - Appendices

- ▶ **Appendix C - Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems:**
 - ▶ Matches Town's Ordinance
- ▶ **Appendix E - Manufactured Housing Used as Dwellings**
 - ▶ Matches Town, except County added amendment to Section AE101.1 to give reigning control to State
- ▶ **Appendix F - Radon Controlled Methods:**
 - ▶ Matches Town's Ordinance
- ▶ **Appendix J - Existing Buildings and Structures:**
 - ▶ Matches Town's Ordinance

2015 International Residential Code - Appendices

- ▶ **Appendix L - Permit Fees**
 - ▶ Not being adopted by County
- ▶ **Appendix M - Home Day Care**
 - ▶ Matches Town, except County added amendment to Section AM101.1 to give reigning control to State
- ▶ **Appendix R - Light Straw-Clay Construction**
 - ▶ Matches Town's Ordinance
- ▶ **Appendix S - Strawbale Construction**
 - ▶ Matches Town's Ordinance

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2015 INTERNATIONAL BUILDING CODE

Matches Town's Ordinance

2015 ENERGY CONSERVATION
CODE, MECHANICAL CODE,
FUEL GAS CODE, EXISTING
BUILDING CODE, AND
SWIMMING POOL & SPA CODE

All Match Town's Ordinance

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2015 INTERNATIONAL FIRE CODE

Not being Adopted by County

2018 INTERNATIONAL RESIDENTIAL CODE

▶ **Appendix Q - Tiny Houses:**

- ▶ Not adopted by Town
- ▶ Adoption by County with terms to include:
 - ▶ Compliance with installation of utilities outlined in the Building & Safety Regulations
 - ▶ Must be on a Permanent foundation (cannot be on a chassis or trailer)

Amendment of Snow Load Requirements for Manufactured Structures

- ▶ Matches Town's Ordinance (65 lbs.) with exception:
 - ▶ Southerly area of County reduced to 40 lbs. with approval from building official

Questions?