Administration Building
West Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
303-738-7915 TTY
303-795-4630 Audio Agenda Line

Nancy A. Doty, Chair, District 1
Nancy Sharpe, District 2
Rod Bockenfeld, District 3
Nancy Jackson, Chair Pro-Tem, District 4
Bill Holen, District 5

Study Session

March 28, 2016

The Arapahoe County Board of County Commissioners typically holds weekly Study Sessions on Monday and Tuesday. Study Sessions (except for Executive Sessions) are open to the public and items for discussion are included on this agenda. Agendas (except for Executive Sessions agendas) are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Please note that the Board may discuss any topic relevant to County business, whether or not the topic has been specifically noticed on this agenda. In particular, the Board typically schedules time each Monday under "Committee Updates" to discuss a wide range of topics. In addition, the Board may alter the times of the meetings throughout the day, or cancel or reschedule noticed meetings. Questions about this agenda? Contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com

Study Session Topics

9:30 A.M. Calendar Updates (WHR)
Diana Maes
BoCC Administration Manager

10:00 A.M. BOCC Updates (WHR)
Board of County Commissioners

11:00 A.M. *Mikron Automation - Business Personal Property Tax Incentive Agreement (WHR)
Discuss a request for a business personal property tax incentive agreement with Mikron Automation for their facility located at 8100 S. Potomac Street and a second facility, if that is determined, to be built within the next year, for a rebate of the County portion of the business personal property for a ten year period

Request: Information/Direction

Mike Gunner, Mikron Automation
Florencia Saldias, Mikron Automation
Lynn Myers, Denver South Economic Development Partnership

Documents: MIKRON - 2016.PDF

11:30 A.M. * Lobbyist Lunch (WHR)

BoCC
Ron Carl, County Attorney
Greg Romberg, Lobbyist

Break

1:00 P.M. *Republic National Distributing Company, LLC - Business Personal Property Tax Incentive Agreement (WHR)

Discuss a request for a business personal property tax incentive agreement with Republic National Distributing Company, LLC for the expansion of their facility located at 8000 South Park Terrace, for a rebate of the County portion of the business personal property for a ten year period

Request: Information/Direction

Bob McCrork, Republic National Distributing Company, LLC
Denise Stephens, City of Littleton
Lynn Myers, Denver South Economic Development Partnership

Documents: REPUBLIC NATIONAL DIST. - 2016.PDF

1:30 P.M. *Proposed 2015 Building Code (WHR)

Discussion by the Building Division, Public Works and Development Department, to review the proposed building code changes with the Board of County Commissioners, and to request direction on how to proceed with certain significant code sections and possible amendments to the code adoption

Request: Information/Direction

Steve Byer, Building Division Manager, Public Works and Development
Dave Schmit, Director, Public Works and Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents: 2015 I-CODE BOCC STUDY SESSION BSR 3.28.15.PDF, EXHIBIT A 2015 I-CODE AMENDMENTS DRAFT 3.11.15.PDF, EXHIBIT C REVENUE EXPENDITURE COMPARISONS.PDF, EXHIBIT B HYPOTHETICAL FEE SUMMARY.PDF

2:00 P.M. * Drop In (WHR)

Board of County Commissioners

1. Found Property Request

   Discussion of a request from the Arapahoe County Sheriff's Office (ACSO) that the Board of County Commissioners allow ACSO to keep $22,700 in U.S. Currency which was recovered by the Arapahoe County Impact Team, during a 2013 investigation of illegal activity

   Request: Information/Direction

   Olga Fujaros, Budget & Logistics Manager, Sheriff's Office
   Glenn Thompson, Public Safety Bureau Chief, Sheriff's Office
   David C. Walcher, Sheriff
   Todd Weaver, Budget Manager, Finance
   Tiffanie Bleau, Senior Assistant County Attorney

   Documents: FOUND PROPERTY BSR 3.9.16.DOCX

2. Fairgrounds Park Phase 1 Additional Fixed Assets

   Discussion of a request from Open Spaces for final completion of the Arapahoe

County Fairgrounds Park Phase 1, to design and construct a new Entrance Sign at the newly created entrance road, investigate feasibility and costs for a digital sign at the Gun Club Road and Quincy Avenue intersection and install a refurbished historic small windmill

Request: Information/Direction

Roger Harvey, Planning Administrator, Open Spaces
Shannon Carter, Director, Open Spaces and Intergovernmental Relations
Janet Kennedy, Director, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents: BOCC DROP IN 3-28-16 FARIGROUNDS PARK ASSETS.PDF

3. Cell Tower Lease Revenue Opportunity
Discussion of a request to pursue planning approval for wireless communication devices at two (2) County owned sites by our Wireless Communications Vendor, Crown Castle USA, Incorporated (CCI)

Request: Information/Direction

Dick Hawes, Director, Facilities and Fleet
John Christofferson, Deputy County Attorney

Documents: BSR - CELL TWR DEVELOPMENT - CLEAN.DOC, CHEYENNE PARK CELL LAYOUT.PDF

4. Grant Of Access Easement - O'Toole's Garden Center
Discussion of a request for the Board of County Commissioners to add limited access for the developer of the commercial property at the corner of South Federal Boulevard and West Belleview Avenue to the joint access easement between the County and O'Toole's Garden Center (O'Toole's) at the Elections Warehouse

Request: Information/Direction

Dick Hawes, Director, Facilities and Fleet
John Christofferson, Deputy County Attorney

Documents: BSR - WAREHOUSE ACCESS EASEMENT.DOC

*** To Be Recorded As Required By Law**
WHR - West Hearing Room

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or 303-738-7915 TTY.
Please contact our office at least 3 days in advance to make arrangements.

TO: Arapahoe County Commissioners

FROM: Lynn Myers, Denver South Economic Development Partnership

SUBJECT: Mikron

Date: March 28, 2016

Project Description: Mikron Automation, a Swiss manufacturer, makes automation equipment used in assembly and product testing, including machines that help pharmaceutical firms make disposable insulin pens for diabetics. The company was founded 1909 and the company's main markets are in Europe, North America, Southeast Asia and China. In fall 2015 Mikron relocated their operations from Aurora to 8100 S. Potomac Street in Arapahoe County. The new 70,000 square-foot building will let Mikron expand its local presence by 30%. The new facility has approximately $1 million in new capital investment. Company growth has continued and Mikron is in discussions for expansion at their Arapahoe county location. The company has also shared their positive working relationship with Commissioner Sharpe and the staff of Public Works & Development Department.

The company presently has 105 employees in their current location and plans to add 15 in the next year. These position pay an estimated annual wage of $70,000. The company provides a complete benefits package.

Request of Arapahoe County: The Denver South Economic Development Partnership requests Arapahoe County participate in a business personal property tax rebate agreement with the County. We ask that the rebate be for 10 years. We ask that the rebate incentive be for 8100 S. Potomac Street and a second facility if that is determined to be built within the next year. With agreement to move forward the company representatives will work with Arapahoe County staff to draft the incentive agreement document.

Objective: The objective of this request is to support efforts to attract high quality, highly visible companies to Arapahoe County. Denver South EDP welcomes the expansion of Mikron and looks forward to working with Arapahoe County to support the growth of this quality company.

Thank you for your consideration.

TO: Arapahoe County Commissioners

From: Lynn Myers, Denver South Economic Development Partnership

RE: Republic National Distributors Company, Littleton expansion

Date: March 28, 2016

Project Description: Republic National Distributing Company, LLC (RNDC) with roots extending before Prohibition is a family-owned business that has evolved into one of the nation's leading wholesale beverage alcohol distributors. It is the second largest beverage alcohol distributor of premium wine and spirits in the United States with wholly owned operations in Colorado and over 20 other states. In total RNDC employs more than 7,000 individuals nationwide.

Republic National Distributing Company, LLC located at 8000 South Park Terrace, Littleton has experienced recent growth and is expanding their workforce and facility in Littleton, Arapahoe County. In 2015 the company added 45 new jobs to their existing workforce of 450. The average annual salary is $55,000 to $60,000. The company provides a benefit package. RNDC is beginning a major buildout of their facility. The estimated project cost is $16 million. The estimated business personal property cost is $4million.

Request of Arapahoe County: The Denver South Economic Development Partnership and the City of Littleton request Arapahoe County participate in a business personal property tax rebate agreement with the County. We ask that the rebate be for 10 years. With the agreement to move forward the company representatives will work with Arapahoe County staff to draft the incentive agreement.

Objective: The objective of this request is to support efforts to attract and retain high quality visible companies to Littleton and Arapahoe County. Denver South EDP welcomes the expansion of Republic National Distributing Company, LLC and looks forward to working with Arapahoe County and Littleton to support the growth of this quality company in Colorado.

Thank you for your consideration.

Board Summary Report

Date: March 15th, 2016

To: Board of County Commissioners

Through: Dave Schmit, Department Director

From: Steve Byer, Building Division Manager

Subject: Consideration of the 2015 International Building Codes for adoption

Direction/Information: We are seeking to inform the Board of proposed code changes and to pursue direction on how the Board would like to proceed with certain significant code sections and possible amendments to the code adoption.

Request and Recommendation
The purpose of this report is to inform the Board of our proposed adoption of the 2015 International Codes (I-Codes). Building codes are generally amended every (3) three years and are typically adopted shortly thereafter by the County and surrounding jurisdictions. However, it has been over (5) years since our last building code adoption. As Building Official and Division Manager, I would recommend that we adopt the proposed 2015 I-Codes, for incorporation into the Arapahoe County Building Code, to comply with State adoptions and mandates, and to become current with our code adoption and enforcement.

Background
County staff has met with many affected stakeholders, regarding proposed amendments, any concerns and issues that they may have encountered with the adoption of the 2015 International Codes elsewhere. Updated building codes are typically adopted by the County shortly after their publication, but only after a thorough review for potential conflicts and after meetings with of the affected parties like the HBA, the Board of Review, Fire Districts, local architects, engineers and contractors.

Links to Align Arapahoe
Quality of Life – Adopting updated codes to maintain and improve the safety of the built environment.

Discussion
While the proposed amendments (Exhibit A attached) appear to be extensive, most of the amendments are simply for clarification purposes, or to maintain consistency with statutory provisions or other County regulations, and that have been included in past code adoptions as well. However, there are a couple of items for which discussion and Board direction is required, including the following.

a) Residential fire sprinkler systems were moved from the appendices to the body of the 2009 International Residential Code (IRC). However, these were amended out of the 2009 code adoption by the County along with most surrounding counties and cities, which has continued through the 2012 and 2015 code adoptions for the majority of the local jurisdictions. The HBA and the home builders are in supportive of such an amendment, while fire districts would prefer to require

sprinkler systems. A discussion and Board direction is required to determine whether sprinklers should continue to be amended from the adopted codes.

b) There have been significant changes in the (IECC) International Energy Code from the 2009 edition to the 2012 and the 2015 edition. Few would argue about the benefits of energy efficiency, though there are certainly costs associated with obtaining energy compliance, especially via compliance with the 2015 IECC, though the increased energy efficiency continues to provide financial savings for the life of the structure, thereby paying for the improvements over time. Several jurisdictions have retained the 2009 IECC while adopting the other 2012 or 2015 I-Codes. Board direction is required to determine how to proceed.

c) Another fire safety related amendment to the (IRC) International Residential Code, requires floor protection (drywall or other approved methods) on the ceiling of an unfinished basement in some framing conditions. This would add a cost to the typical single family home construction, while purportedly providing additional time / safety for fire fighters during fire related residential search & rescues. Direction from the Board as to whether to retain or amend from the code is needed.

d) We propose to continue to include Appendix R – Regulations Governing Access & Driveways – as part of the Residential Code adoption, which address rural emergency access and property identification. This was adopted as Resolution No 120588, effective August 31, 2012. Board concurrence for retention is requested.

e) A required component of any code adoption is to identify a fee schedule for permit / plan check fees, and other associated fees. Table 1-A from the 1997 (UBC) Uniform Building Code has been used since the 2003 International Code adoption effective October 1, 2004, so over (11) years ago. Recent permit fee evaluation studies performed continue to indicate that the County has one of the lowest if not the lowest local fee schedules (**Exhibit B** attached). Most years, but certainly not all, the Building Division has covered its cost of providing services (**Exhibit C** attached). However, staff has been added to maintain customer service levels due to increased workload, and certainly the cost of providing these services has increased over the last decade. Whether an actual increase in permit fees is to be considered for approval at this time, or if it remains the same for now and then becomes part of a County-wide revenue evaluation, a determination is required as part of this code adoption.

Alternatives

a) Residential fire sprinkler systems - alternatives
   - Allow the sprinkler section to remain in the code. Significant objections should be expected from several fronts, including the HBA, homebuilders, potential homebuyers due to increased cost
   - Amend sprinklers out of the code adoption, which would be consistent with the vast majority of local code adoptions. This would make sprinklers 'optional' and the code currently includes provisions regarding how they can be installed properly, should they be installed as an option.
   - One jurisdiction listed sprinklers as a "required option" for homebuilders to provide, though this is not being proposed in our adoption. HBA opposes this option and one fire district expressed support for this option

b) Energy Code - alternatives
   - Retain the currently adopted 2009 International energy code, and modify pertinent code sections to reference the 2009 IECC, so as to not create design or enforcement conflicts.
   - Adopt the 2015 International energy code as-is, as part of the overall I-Code adoption

- Adopt the 2015 International Energy Code with a delayed enforcement date of 3 to 6 months, allowing applicants time to make adjustments to their plans and contractual arrangements. This option is also something that the HBA has indicated that they would support and would lessen the impact for their members.

c) Unfinished basement ceiling protection - alternatives
- Leave the code as written - There would be a labor / material cost associated with this requirement, that would vary for the size of the area having to be sheet rocked. We have only identified a couple of jurisdictions to date that has amended this provision out of the code. It could be anticipated that there may likely be some complaint calls, especially from smaller homebuilders about cost and over-regulation
- Amend this provision from the code – some local fire districts oppose this and have conveyed that they would want to discuss this with the Board, should the section be amended

d) Appendix R rural driveway standards
- Removal of this standard is not a desired or viable alternative, and would be a step backwards in life-safety provisions. Retention of this appendix is recommended.

e) Permit fee schedule – some action required
- Retain the current fee schedule, and re-visit adjusting fees at a later date, but risk not fully covering the cost of providing services, or not maintaining current service levels
- Increase the fee schedule to better ensure our ability to cover the cost of providing services

Fiscal Impact
Depending upon the outcomes of the direction received from the Board on these items, there may be little, some or a significant expenditures incurred by permit applicants. There will certainly be staff time related expenses anytime that a new code is adopted, related to staff training, updates to electronic files and paper handouts, client education and awareness, and some changes to inspections or procedures. The purchase of code books occurred in 2015, and was necessary for staff's continuing education, regardless of whether we adopted a new code.

Concurrence
Preliminary code adoption discussions have occurred with many affected parties, or they have been made aware of the possibly code adoption but did not have any comments / concerns. Stakeholders include the HBA, various contractors, engineers, architects, fire districts, and other local jurisdictions. Once completed, proposed amendments will be posted on the web site and distributed for additional comments prior to final presentation to the Board at a follow-up study session.

Attorney Comments
No comments from legal at this time

Reviewed By:

Dave Schmit, PWD Director
Todd Weaver, Finance Department
Robert Hill, Assistant County Attorney

BUILDING CODE AMENDMENT

RESOLUTION NO. It was moved by Commissioner _____ and duly seconded by Commissioner _____ to adopt the following resolution:

WHEREAS, the Board of County Commissioners has the power to adopt, revise, alter and amend the Arapahoe County Building Code from time to time, after published notice of the Board's intention to consider amendments, as set forth in Section 30-28-204, C.R.S., as amended; and

WHEREAS, the Building Code now in effect includes the 2009 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code and 1997 Uniform Code for the Abatement of Dangerous Buildings, all with applicable amendments, for incorporation into the Arapahoe County Building Code, pursuant to Resolution No. 100913, adopted on November 15, 2010, together with other amendments subsequently adopted by the Board of County Commissioners, and will be replaced and superseded with the adoption of the Building Code by this Resolution; and

WHEREAS, in addition to the adopted Building Code, the Board of County Commissioners has from time to time fixed, by resolution adopted pursuant to Section 30-28-204, C.R.S., as amended, a reasonable schedule of fees to be charged in connection with the issuance of building permits; and

WHEREAS, the Board of County Commissioners has received a favorable recommendation from the Arapahoe County Planning Commission and Board of Review regarding the proposed amendment to the Building Code; and

WHEREAS, Section 30-28-204, C.R.S., as amended, provides that the Board may adopt amendments to the Building Code at a public hearing held no sooner than fourteen days after a notice of public hearing has been published in a qualifying newspaper; and

WHEREAS, a Notice of Public Hearing was published in The Villager, a newspaper of general circulation, on _____; and

WHEREAS, on _____ at 9:30 A.M., the date and time set forth in the Notice of Public Hearing, the Board of County Commissioners held a Public Hearing concerning the proposed amendment to the Arapahoe County Building Code; and

WHEREAS, evidence was received showing that the notice, publication and referral procedures required by law for amending the building code were followed; and

WHEREAS, at the public hearing, County staff presented and explained the proposed amendment; and

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WHEREAS, following the presentation by County staff, the Chair asked members of the public for comments about the proposed amendments; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners makes the following findings:

1. The Board of County Commissioners finds and determines that the statutory jurisdictional requirements have been met and that the Board has jurisdiction to consider and act upon the proposed amendments to the Building Code.

2. That adequate opportunity for public input and comments has been provided.

3. That the Board has fully considered the proposed amendments in light of the public health, safety, morals and general welfare, and the safety, protections, and sanitation of dwellings, buildings and structures subject to the Building Code, and finds that the proposed amendments will support, advance and encourage such standards.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of County Commissioners of Arapahoe County hereby adopts the 2015 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code, International Existing Building Code, International Swimming Pool and Spa Code, all with applicable amendments and errata posted as of 12/15/2015, the A117.1-2009 ANSI as a reference, along with the previously adopted ASME A17.1 – 2013, A17.3 – 2005, A18.1 – 2011 and ASCE 21 Parts 1, 2, 3, and 4, Elevator and Escalator Codes, for incorporation into the Arapahoe County Building Code. Said adoption and implementation shall become effective as of _____. Additionally, Table 1-A is hereby adopted for incorporation into the County Fee and Valuation Schedule.

Appendix R – Regulations Governing Access & Driveways, previously adopted as part of the International Residential Code by Resolution 120588 shall also be included as part of the Arapahoe County Building Code

The amendments (<u>underlined areas</u>) to the text of the 2015 International Codes that are hereby adopted are to include the following modifications, additions and substitutions:

The following 2015 Codes referenced within the aforementioned codes are **<u>not</u>** being adopted:

- International Private Sewage Disposal Code
- International Property Maintenance Code
- International Fire Code
- ICC Electrical Code
- International Zoning Code
- International Urban-Wildland Interface Code

International Building Code (IBC)

101.1 Title. These regulations shall be known as the Building Code of Arapahoe County, hereinafter referred to as "this code."

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

101.4 Referenced codes Delete existing section 101.4.4 (Property Maintenance Code), adding Electrical as section 101.4.4. All further references in this code to the Property Maintenance Code shall be ignored and not apply.

101.4.3 Plumbing. The provisions of the International Plumbing Code along with applicable State amendments or regulations shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Private sewage disposal systems shall be regulated by the Tri-County Health Department.

101.4.4 Electrical. The provisions of the most current adopted version of the National Electric Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.5 Fire prevention. This section shall remain unchanged, except to add the following at the end of this section. The provisions of the International Fire Code shall be enforced by the Local Fire District having Jurisdiction. In all cases where the International Fire Code or Fire Code Standards are mentioned, the Building Official may use these documents as a reference, but in no case should it be construed to imply that these codes have been adopted in any form.

102.4 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this amended code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2. (The remainder is unchanged)

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.
All references within this code to flooding, flood plains, flood remediation and administration are secondary to the County Flood Plain Regulations, but may be used by the Building Official as guidelines with approval of the Flood Plain Administrator.

SECTION 103
BUILDING DIVISION

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103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code official and building official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, 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.

104.10 Modifications. Change the last (4) words in the paragraph to read Building Division.

104.11 Alternative materials, design and methods of construction and equipment.
The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of the alternative material design and methods of construction on an ongoing basis.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the Planning and Zoning department. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items

105.2 Building: Modify Building: Item 1 and Item 13 as shown below, all else remains unchanged

Item 1. One-story detached accessory residential storage sheds, playhouses, shade structures and similar uses, provided the floor area is not greater than 120 square feet, and is not used for the storage of vehicles.

Item 13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height. All racking systems over 8 feet in feet must have engineered plans provided.

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105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building Division for that purpose.
Such application shall: (The remainder of this section remains unchanged)

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing.

105.3.1.1 Issuance. The application, plans and specifications, and other data as requested by the Building Official, Zoning Administrator or the Public Works and Development director (the "supporting data"), filed by the applicant for a permit shall be reviewed by the Building Official, who shall confirm whether the data meets the technical requirements of this Code as well as whether the property is eligible for permit issuance. The application and other data shall also be reviewed for compliance with other County rules, regulations, resolutions and standards, including those described below. If the Building Official finds that the work described in an application for a permit and the supporting data conforms to the requirements of this Code and the other applicable rules, regulations, resolutions and standards, and that the fees specified in Section 109 have been paid, the Official shall issue a permit to the applicant. The property for which the applicant seeks a permit must be eligible for permit issuance. Eligibility exists if the property meets the following standards:

a) The property has proper zoning for the improvements described in the application and supporting data, and the proposed improvements, when built and occupied in accordance with their expected use, will comply with all applicable zoning standards, including setbacks, access, open space and parking requirements, signage, land use restrictions, and related restrictions and conditions.

b) The applicant has received approval, when required, from the County's Floodplain Administrator, related to compliance with the County's Floodplain Regulations.

c) The grading and drainage proposed for the property following completion of the Project complies with the development plan for the site and applicable County Stormwater management and grading regulations.

d) Taxes for the property are current and not delinquent.

Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's flood plain regulations, the conditions set forth on the plat and the development plan for the property, the County's grading, erosion and sediment control requirements, the subdivision, and Stormwater management regulations, and all applicable zoning regulations. The applicant and owner further agree that the Building Official shall have the power to suspend, revoke or cancel any permit if at any time the Building Official or his/her designee observes or is informed by other County personnel of violations of any of the above regulations (or other applicable regulations, resolutions or laws) on the property or caused by the applicant or owner on or near the property. Applicant and owner further agree that the Building official's power with respect to permits shall include the power to refuse inspections, the power to refuse to issue and the power to revoke certificates of occupancy. Persons may

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appeal an erroneous decision of the Building Official refusing to issue, attaching conditions to issuance, or the suspension, revocation or cancellation of a permit or certificate of occupancy to the Board of County Commissioners or its designee stating the reason that the decision was erroneous. The appeal shall be in writing and shall attach all supporting documentation, and shall be filed within twenty calendar days of the date of the decision. After an investigation of the appeal by staff for the Board, the Board shall review the decision of the Building Official for compliance with the requirements of the Building Code and such other County regulations, resolutions or ordinances. The Board may take action reversing the decision in whole or part, within thirty days of receipt of receipt of the appeal. If not reversed, in whole or part, within thirty days of receipt of the appeal if not reversed, in whole or part, within the above time periods, the decision of the Building Official shall be final.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended, abandoned or if no County inspections have been performed for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The fee for an extension shall be one-half the amount required for a new permit for such work.

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

105.8 Transfer or cancellation of permits. An unexpired building permit may be cancelled or transferred from one party to another upon written application to the Building Official, by the original permittee or owner of the property, provided no inspections have been made and there is no change in the plans and specifications. If any inspections have been completed on the original permit, the new permittee shall pay one-half of a new permit fee. No change will be made in the expiration date of the original permit.

105.8.1 Owner assuming role as contractor. The building official may allow the property owner to assume the role of contractor at any time on an active building permit by providing the Building Official with a letter listing the permit number, the address of the project and stating that the original contractor is no longer in the employ of the owner, provided that no change of ownership has occurred since the permit was issued. This change may be done at no charge. No change will be made in the expiration date of the original building permit.

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional

Add the following section:

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107.1.1 Responsibility for preparation of plans and specifications. The building official shall require plans, computations, and specifications to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado. This requirement shall apply to submittals which include, but not limited to:

1. All foundations
2. Wall or Roof framing, other than standard construction, not conforming to the requirements of Chapters 16 and 23.
3. Complete building plans, including the design for all structural components, confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building.

107.2.1 Information on construction documents. Add the following sentence:
Unless specifically waived by the Building Official, each submittal shall include a complete code compliance study, clearly indicate the locations of the proposed work and identify the person(s) responsible for the preparation of the submitted plans and specifications.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to the Fire District having jurisdiction to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the currently adopted version of the National Electrical Code.

Delete Section 109 in its entirety and substitute with the following:

109.1 Payment of fees. 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.

109.2 Schedule of permit fees.
The fee for each permit shall be based upon Table 1-A and shall be consistent with the current version of the County adopted Fee and Valuation Schedule as determined by the County Commissioners, which may be amended periodically as needed

109.3 Building permit valuations. Permit valuations shall be assessed as per estimated total labor and material valuation, or if applicable and as a minimum, using the current County adopted Fee and Valuation Schedule, which may be amended periodically as needed.

The permit applicant shall provide an estimated total labor and material valuation at time of application. This valuation is for all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment, along with any necessary site work.

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If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The final building permit valuation shall be set by the building official. The Building Official may also utilize Valuation Data periodically published in the International Code Council "Building Safety Journal" as a guide for the determination of the minimum value or valuation under any of the provisions of this Code based upon the published adjusted annual average cost of construction,

109.4 Related fees. 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.

109.4.1 Plan review fee. When documents are required by Section 107.1, a plan review fee shall be charged on all permits. This fee will be required at time of submittal of the documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.
The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.
When submitted documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Table 1-A.

1**09.4.1.1 Expiration of Plan Review**. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed 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. No application may be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

109.5 Investigation Fee. Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or is in violation of the approved plans, or in violation of Section 110.6, shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees. The additional fee shall be equal to the permit fee. An investigation fee shall be collected whether or not a permit is then or subsequently issued.

109.6 Temporary certificate of occupancy. There shall be a fee for a Temporary Certificate of Occupancies as set forth in the County adopted Fee and Valuation Schedule.

109.7 Re-inspections. A re-inspection fee may be assessed as per county policy for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

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Re-inspection 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 inspection is requested, or for deviating from plans requiring the approval of the building official. A re-inspection fee may be assessed for failure to post a readily visible address. To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with Table 1-A.

109.8 Refunds. The building official has the discretion to refund permit fees and plan review fees paid under the following conditions:

1. A written request for a refund of the permit fee or plan review fee must be submitted within 180 days of the date the fee was paid.

2. The written request must set forth the basis for the request for a refund, identify the project for which a refund is requested and the request must be from the same person or entity which paid the fee

3. If the foregoing provisions have been met, the building official may refund permit fees or plan review fees based upon the following criteria:
   a) If either or both fees were paid or collected in error, the applicable fees paid will be refunded.
   b) If the project for which a permit fee has been paid is not to be constructed and no construction has commenced, or the request for plan review for such project is being withdrawn before review of the plans has occurred, the applicable fees paid, minus a 20% processing and file preparation charge, will be refunded.
   c) If the plans for the project have been reviewed to any extent at the time a request for refund is submitted, no refund of plan review fees will be authorized
   d) If permit fees are paid and any construction has been commenced, no refund will be authorized

TABLE 1-A – BUILDING PERMIT FEES – option A – approx. 10% increase Appendix L

TOTAL VALUATION	FEE
$1 to $1000	$55
$1001 to $2,000	$70
$2,001 to $40,000	$69 for the first $2,000.00 plus $11.00 for each additional $1,000.00, or fraction thereof, to and including $40,000.00
$40,001 to $100,000	$487 for the first $40,000.00 plus $9 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001 to $500,000	$1,027 for the first $100,000 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001 to $1,000,000	$3,827 for the first $500,000 plus $5 for each additional $1,000.00, or fraction thereof, to and including $1,000,000
$1,000,001 to $5,000,000	$6,327 for the first $1,000,000 plus $3 for each additional $1,000.00, or fraction thereof, to and including $5,000,000
$5,000.001 and up	$18,327 for the first $5,000,000.00 plus $1 for each additional $1,000.00 or fraction thereof

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Other Inspections and Fee:	
1. Inspections outside of normal business hours	$100.00 per hour[1]
2. Reinspection fees (minimum)	$50.00 per hour[1]
3. Inspections – other (minimum charge one-half hour)	$100.00 per hour[1]
4. Additional plan review required by changes, additions or revisions to plans	$100.00 per hour[1]
5. For use of outside consultants for plan checking and inspections or both	Actual costs[2]

[1] Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

TABLE 1-A – BUILDING PERMIT FEES – option B – current fee schedule

TOTAL VALUATION	FEE
$100 TO $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000.001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00 or fraction thereof
Other Inspections and Fee:	
7. Inspections outside of normal business hours	$47.00 per hour[1]
8. Reinspection fees (minimum)	$47.00 per hour[1]
9. Inspections – other (minimum charge one-half hour)	$47.00 per hour[1]
10. Additional plan review required by changes, additions or revisions to plans	$47.00 per hour[1]
11. For use of outside consultants for plan checking and inspections or both	Actual costs[2]

[1] Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

110.3.1 Footing and foundation inspection. Add the following sentence:
<u>All foundation piers / caissons must be inspected by a Colorado licensed engineer, who must then issue a stamped foundation compliance statement to the County.</u>

110.3.2.1 Building sheathing / shear wall inspection. A building sheathing / shear wall inspection shall be made after all sheathing is installed and fastened per approved plans and prior to concealment.

110.3.4 Frame inspection. Change the last word in the paragraph "approved" to <u>inspected.</u>

110.3.7 Energy efficiency inspections. <u>Periodic, partial</u> inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and *U* values, fenestration *U* value, duct system *R* value, and HVAC and water-

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heating equipment efficiency. A certification affidavit shall be required upon completion of the permitted project and prior to the issuance of any required Certificate of Occupancy. Said affidavit shall provide confirmation of compliance with the submitted design criteria. See Section 101.4.6 Energy.

110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.7, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Building Division.

111.2 Certificate issued. No certificate of occupancy shall be issued unless the project has received all required final inspections, has paid all fees associated with the enforcement of this Code and all fees levied by other County departments and collected or enforced through the enforcement of this Code, and is not currently the subject of any order or directive requiring the Building Official to suspend issuance of a certificate of occupancy. After final inspections, when it is found that the building or structure and building site comply with the provisions of this code and with other conditions and requirements of the County, the Building Official, after review and approval by the Zoning Division and Flood Plain Administrator, shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
5. The name of the building official.
6. The edition of the code under which the permit was issued.
7. The use and occupancy, in accordance with the provisions of Chapter 3.
8. The type of construction as defined in Chapter 6.
9. The design occupant load.
10. If an automatic sprinkler system is provided, whether the sprinkler system is required.
11. Any special stipulations and conditions of the building permit.

The failure to state conditions or restrictions on the face of the certificate shall not affect the enforceability of any such conditions or restrictions in effect at the time of issuance of the certificate.

Delete Section 113 in its entirety and substitute with the following:

SECTION 113
BOARD OF REVIEW

113.1 Organization

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1. A Board of Review is hereby established, the membership of which shall consist of five (5) members who preferably shall be residents of Arapahoe County and who shall be experienced in building construction. The five regular members and alternate member(s) of the Board of Review shall be appointed by the Board of County Commissioners.

2. The Board of Review shall meet once a year, and at such other times as specified in its rules. The Board of Review, in its rules of procedure, shall make provisions for the selection of a Chairman to preside at its meetings.

3. The Board of County Commissioners shall appoint a Recording Secretary to the Board of Review who shall be the custodian of records and shall conduct official correspondence, prepare the agenda, receive applications and generally supervise the clerical work.

4. The terms of the members of the Board of Review shall be established so that the term of at least one member will expire each year.

5. Vacancies in the membership of the Board of Review shall be filled for the unexpired terms in the same manner as in the case of the original appointments.

113.2 Jurisdiction

1. The Board of Review, in appropriate cases and subject to the appropriate principals, standards, rules, conditions and safeguards set forth in the Building Code adopted by the Board of County Commissioners of Arapahoe County, Colorado, may make special exceptions to the said terms of the Building Code in harmony with their general purpose and intent. Such exceptions may include a determination of suitability of alternate materials, and methods of construction and to provide reasonable interpretations of said Building Code. The Board shall have no power to determine, waive, except or otherwise affect the enforcement of other County regulations, resolutions, ordinances or other laws, which are enforced through enforcement of the Building Code.

2. The Board of Review may hear appeals by any person aggrieved by his inability to obtain a building permit to the extent caused by failure to comply with the standards of the Building Code (but not to the extent related to compliance with other County regulation, resolutions or ordinances or other applicable laws) or by any officer, department, board or bureau of the County affected by the grant or refusal of building permit.

3. The Board of Review may hear any appeal by any person, officer, department, board or bureau from the decision of any administrative officer or enforcement of the Building Code adopted by the Board of County Commissioners of Arapahoe County, Colorado.

4. Any such appeal or petition for special exception shall be filed with the Secretary to the Board of Review within thirty (30) days after the date of the decision of the administrative officer. The form and procedure relating thereto shall be specified in the supplemental rules of procedure adopted by the Board of Review.

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5. The Board of Review may formulate suggested amendments to the Building Code adopted by the Board of County Commissioners of Arapahoe County and transmit these suggestions to the Board of County Commissioners for its consideration.

113.3 Procedure

1. The Chairman at the meetings of the Board of Review may administer oaths and compel the attendance of witnesses.

2. All meetings of the Board of Review shall be open to the public and the records of its official actions shall be filed in the office of the Recording Secretary to the Board of Review and shall be public records.

3. A quorum of the Board of Review shall not be fewer than four (4) members (regular or alternate).

4. The Board of Review shall adopt supplemental rules of procedure relating to participation of the regular and alternate members of the Board of the meetings. Alternate members may participate at the meeting and vote on the decisions provided that in no case may more than a total of five (5) votes be cast on any question or case before the Board of Review. At least three (3) affirmative votes are necessary to grant an appeal or a special exception

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT
[A] 116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code in place at the time of construction of the buildings.

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4. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

6. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

7. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

8. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

9. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

10. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

11. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

12. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

13. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public

116.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) served in any other manner as would constitute good service under the Colorado Rules of Civil Procedure. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in any of the foregoing manners upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the International Existing Building Code.

406.3.4.3 Ducts. Amend this subsection as follows:
Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage, including its attic area, shall be constructed of sheet steel of not less than 0.019 inch in thickness and shall have no openings into the garage. Other openings must be of approved materials or be provided with adequate protection, so as to maintain the integrity of the gypsum separation.

Amend Section 1608.2 to read as follows:
1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with applicable provisions of ASCE 7, though the design roof snow load shall be no less than 30 psf (non-reducible) at any element of the roof.

Amend Section 1609.3 to add the following: (The balance of the section remains unchanged)
1609.3 Ultimate design wind speed.
Figure 1609.3(1) equals 115 miles per hour
Figure 1609.3(2) equals 120 miles per hour
Figure 1609.3(3) equals 105 miles per hour
Design wind speed increases for the special wind regions indicated, near mountainous terrain and near gorges shall be as deemed appropriate by the design professional.

Add new subsections:
2111.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used fireplace unless it complies with the requirements of the State Air

Quality Control Commission (AQCC). Every person who installs or constructs any fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace. No installation of site-built or manufactured fireplaces shall be approved until after inspection by the Building Official or his appointed representative

2111.14. Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used factory fireplace unless the device complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any factory fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace.

Table 2902.1 Plumbing Systems. Revise footnote (e) to read: "For occupancies with an occupant load of 15 or fewer, service sinks and drinking fountains are not required"

The following appendix chapters of the International Building Code are hereby specifically adopted:
APPENDIX C AGRICULTURAL BUILDINGS

International Residential Code

R101.1 Title. These provisions shall be known as the *Residential Code of* Arapahoe County and shall be cited as such and will be referred to herein as "this code".

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

R101.2.1 Standards. Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern

R102.4 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this amended code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. (The remainder is unchanged)
Add the following as part of this section
All references within this code to flooding, flood plains, flood remediation and administration are secondary to the County Flood Plain Regulations, but may be used by the Building Official as guidelines with approval of the Flood Plain Administrator.

Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.
In all cases where the International Fire Code is mentioned, the Building Official may use this document as a reference, but in no case should it be construed to imply that these codes have been adopted in any form

R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting resolution, but may be used as a referenced or enforcement of other code sections.

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Existing Building Code or 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.

SECTION R103
BUILDING DIVISION

R103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code official and building official shall be equivalent and interchangeable terms.

R103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

R103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, 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.

R104.10 Modifications. Change the last (4) words in the paragraph to Building Division.

R104.10.1 Areas prone to flooding. The building official shall not grant modifications to any provision related to areas prone to flooding without the expressed written approval from the Flood Plain Administrator.

R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the

intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the Planning and Zoning department. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items. Permits shall not be required for the following:

Modify Item #1 as shown below and delete item #10, all other items remain unchanged
R105.2 Building:
Item 1.One-story detached accessory storage sheds, playhouses, shade structures and similar uses, provided the floor area is not greater than 120 square feet, and is not used for the storage of vehicles
Item 10 – Deleted in its entirety

R105.3 Application for permit. To obtain a permit, the applicant shall first file an application there for in writing on a form furnished by the Building Division for that purpose.
(The remainder of this section remains unchanged)

R105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing.

R105.3.1.1 Issuance. The application, plans and specifications, and other data as requested by the Building Official, Zoning Administrator or the Public Works and Development director (the "supporting data"), filed by the applicant for a permit shall be reviewed by the Building Official, who shall confirm whether the data meets the technical requirements of this Code as well as whether the property is eligible for permit issuance. The application and other data shall also be reviewed for compliance with other County rules, regulations, resolutions and standards, including those described below. If the Building Official finds that the work described in an application for a permit and the supporting data conforms to the requirements of this Code and the other applicable rules, regulations, resolutions and standards, and that the fees specified in Section 108 have been paid, the Official shall issue a permit to the applicant. The property for which the applicant seeks a permit must be eligible for permit issuance. Eligibility exists if the property meets the following standards:

e) The property has proper zoning for the improvements described in the application and supporting data, and the proposed improvements, when built and occupied in accordance with their expected use, will comply with all applicable zoning standards, including setbacks,

access, open space and parking requirements, signage, land use restrictions, and related restrictions and conditions.

f) The applicant has received approval, when required, from the County's Floodplain Administrator, related to compliance with the County's Floodplain Regulations.

g) The grading and drainage proposed for the property following completion of the Project complies with the development plan for the site and applicable County stormwater management and grading regulations.

h) Taxes for the property are current and not delinquent.

Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's Flood plain Regulations, the conditions set forth on the plat and the development plan for the property, the County's grading, erosion and sediment control requirements, the subdivision, and stormwater management regulations, and all applicable zoning regulations. The applicant and owner further agree that the Building Official shall have the power to suspend, revoke or cancel any permit if at any time the Building Official or his/her designee observes or is informed by other County personnel of violations of any of the above regulations (or other applicable regulations, resolutions or laws) on the property or caused by the applicant or owner on or near the property. Applicant and owner further agree that the Building official's power with respect to permits shall include the power to refuse inspections, the power to refuse to issue and the power to revoke certificates of occupancy. Persons may appeal an erroneous decision of the Building Official refusing to issue, attaching conditions to issuance, or the suspension, revocation or cancellation of a permit or certificate of occupancy to the Board of County Commissioners or its designee stating the reason that the decision was erroneous. The appeal shall be in writing and shall attach all supporting documentation, and shall be filed within twenty calendar days of the date of the decision. After an investigation of the appeal by staff for the Board, the Board shall review the decision of the Building Official for compliance with the requirements of the Building Code and such other County regulations, resolutions or ordinances. The Board may take action reversing the decision in whole or part, within thirty days of receipt of receipt of the appeal. If not reversed, in whole or part, within thirty days of receipt of the appeal if not reversed, in whole or part, within the above time periods, the decision of the Building Official shall be final

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended, abandoned or if no County inspections have been performed for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The fee for an extension shall be one-half the amount required for a new permit for such work

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

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R106.1 Submittal documents. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Add new subsection:
R106.1.1.1 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings, door and window schedules, U factors, and R factors.
The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used.

Add new subsection:
R106.1.1.2 Design Professional Required. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Chapter 17 of the 2009 International Building Code, such structural observations shall be required under this code, the inspection report shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The duties specified in Chapter 17 of the 2009 International Building Code are also incorporated into this Code

Add the following section:
R106.1.1.3 Responsibility for preparation of plans and specifications. The building official shall require construction documents, computations, and specifications to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado. This requirement shall apply to submittals which include, but not limited to:

1. All foundations except for those excluded by code or County policies
2. Wall or Roof framing, other than standard construction, not conforming to the requirements of Chapters 6 and 8.
3. Metal buildings and structures
4. Log structures, straw bale structures and other similar structures

R107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the most current adopted version National Electrical Code.

SECTION R108
FEES
Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section, to become new subsections R108.1 through R108.8.

R109.1 Types of Inspections. Add the following paragraph to the current existing paragraph. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection

R109.1.1 Foundation inspection. Add the following sentence
All foundation piers / caissons must be inspected by a Colorado licensed engineer, who must then issue a foundation compliance statement to the County

R109.1.4 Frame and masonry inspection. Change the last word in the paragraph "approved" to inspected.

Add new subsection:
R109.1.4.1 Building sheathing inspection. A building sheathing / shear wall inspection shall be made after all sheathing is installed and fastened per approved plans and prior to concealment.

Add new subsection:
R109.3.1 Special inspections. For special inspections possibly required, see Section 1704 of the 2015 International Building Code

R110.3 Certificate issued. No certificate of occupancy shall be issued unless the project has received all required final inspections, has paid all fees associated with the enforcement of this Code and all fees levied by other County departments and collected or enforced through the

enforcement of this Code, and is not currently the subject of any order or directive requiring the Building Official to suspend issuance of a certificate of occupancy. After final inspections, when it is found that the building or structure and building site comply with the provisions of this code and with other conditions and requirements of the County, the Building Official, after review and approval by the Zoning Division and Flood Plain Administrator, shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
5. The name of the building official.
6. The edition of the code under which the permit was issued.
7. If an automatic sprinkler system is provided.
8. Any special stipulations and conditions of the building permit.

The failure to state conditions or restrictions on the face of the certificate shall not affect the enforceability of any such conditions or restrictions in effect at the time of issuance of the certificate

SECTION R112
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section, to become new subsections R112.1 through R112.3.

SECTION R115
UNSAFE STRUCTURES AND EQUIPMENT

R115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, or as further defined herein, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less

than it was before such catastrophe and is less than the minimum requirements of the Building Code in place at the time of construction of the buildings.

4. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

6. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

7. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

8. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

9. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

10. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

11. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

12. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

13. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public

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R115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

R115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) served in any other manner as would constitute good service under the Colorado Rules of Civil Procedure. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in any of the foregoing manners upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

R115.5 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the International Existing Building Code.

Section 202 – Definitions. UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section 402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

TABLE R301.2(1)

Ground Snow Load	Wind Design				Seismic Design Category	Subject to damage from			Winter Design Temp	Ice Barrier Under-layment required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topo-graphic Effects	Special Wind Region	Wind borne debris		Weathering	Frost Line depth	Termite					
30 # Roof 30# non-reducible	115 mph Ultimate Design Speed	NO	NO	NO	B	Severe	36" inches	Slight to moderate	1 degree F	NO	1st 1989 FIRM-FIS 12/2010	712	50.3 F

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honey-comb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing, self-latching devices.

SECTION R305
CEILING HEIGHT

R305.1 Minimum height. Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 foot 8 inches. The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm).and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
4. Ceilings in basements without habitable spaces may project to within 7 feet, 2 inches of the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet, 8 inches of the finished floor.
4. Habitable spaces in basements shall have a ceiling height of not less than seven (7) feet. Said ceiling height may be reduced from 7 feet to 6 feet 6 inches under beams, girders, ducts and other obstructions provided, however, that the reduced ceiling height is necessary solely for the furring and for concealing of said beams, ducts and piping. The reduced ceiling height shall not exceed 8 feet in width in any one-room area and no protrusions shall be allowed below this area.

Section R305.1.1 is deleted in its entirety

R313.1 Townhouse automatic fire sprinklers systems. An automatic residential fire sprinkler system is not required in townhouses; however, if an automatic residential fire sprinkler system is installed in townhouses, it shall comply with R313.1.1.

R313.2 One- and Two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system is not required in one- and two-family dwellings; however, if an automatic residential fire sprinkler system is installed in one- and two-family dwellings, it shall comply with R313.2.1.

R315.1 General. Carbon monoxide alarms shall comply with Section R315, and shall be installed in compliance with the manufacturer's installation instructions.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.
1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage. (**Delete remainder of the sentence**)

R315.2.2 Alterations, repairs and additions. Where interior alterations, repairs, fuel-fired appliance installations / replacements or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.
Exceptions:
1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.
Delete exception #2

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall also be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms, provided that the combined unit produces an alarm, or an alarm and voice signal, in a manner that clearly differentiates between the two hazards.

Sections R324.7 through 324.7.2.5 are deleted per the published errata (Solar Energy Systems – Access and Pathways)

R903.2.1 Locations. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings, and shall include dripedge at all eaves, rakes and soffit locations. A flashing shall be installed to divert the water away from where the eave of a sloped roof intersects a vertical sidewall. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).

Modify the last sentence of the following section as shown – the remainder is unchanged
R905.2.8.5 Drip Edge. ….Underlayment shall be installed over the drip edge along eaves and under the ~~underlayment~~ drip edge along rake edges.

R1003.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used fireplace unless it complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace. No installation of site-built or

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manufactured fireplaces shall be approved until after inspection by the Building Official or his appointed representative

R1004.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used factory fireplace unless the device complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any factory fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace.

M1503.1.1 Duct installation. Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

M1503.1.2 Protection required. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the kitchen exhaust duct. Shield plates shall be placed on the finished face of all framing members where there is less than 11/2 inches (32 mm) between the duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, have a thickness of 0.062 inch (1.6 mm) and extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

M2101.10 Tests. Hydronic piping systems other than ground source heat pump loop systems shall be tested hydrostatically at a pressure of one and one-half times the maximum system design pressure, but not less than 100 pounds per square inch (689 kPa). The duration of each test shall be not less than 15 minutes and not more than 20 minutes, or for listed piping systems of other than metallic pipe, the testing shall be per the manufacturer's instructions. Ground-source heat pump loop systems shall be tested in accordance with Section M2105.

G2403 – GENERAL DEFINITIONS.
UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.3; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

G 2407.5 (304.5) Indoor combustion air. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction. The required volume of indoor air shall be determined in accordance with Section G2407.5.1 or G2407.5.2, except that where the air infiltration rate is known to be less than 0.40 air changes per hour (ACH), Section G2407.5.2shall be used. The total required volume shall be the sum of the required volume calculated for all appliances located within the space. Rooms communicating

directly with the space in which the appliances are installed through openings not furnished with doors, and through combustion air openings sized and located in accordance with Section G2407.5.3, are considered to be part of the required volume.

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches below grade, ~~except as provided for in Section G2415.10.1~~.

G2415.12.1 (404.12.1) Individual outside appliances. Delete this section – see Section G2415.12 for minimum burial depth

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall not be less than 12 inches below finished grade at the point of septic tank connection or shall comply with the requirements of Tri-County Health Department, whichever is more restrictive. Building sewers shall not be less than 12 inches below grade.

P2903.5 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor may be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's specifications. Water-hammer arrestors shall conform to ASSE 1010.

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches above the roof or 12 inches above the anticipated snow accumulation, whichever is greater. (The remainder of the section is unchanged).

The following appendix chapters of the International Residential Code are hereby specifically adopted:

APPENDIX H PATIO COVERS

APPENDIX R – REGULATIONSS GOVERNING ACCESS AND DRIVEWAYS

APPENDIX L Fees ??

International Mechanical Code

101.1 Title. These regulations shall be known as the Mechanical Code of Arapahoe County hereinafter referred to as "this code".

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code official and building official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, 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.

105.1 Modifications. Change the last (3) words of this section to Building Division**.**

105.2 Alternative materials, methods, equipment and appliances. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law or jurisdictional policies. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the

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provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire-resistance rating and fire blocking

106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended, abandoned, or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.

SECTION 106.5 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IMC subsections 106.5.1 through 106.5.8.

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IMC subsections 109.1 through 109.3.

Add the following definition:
Section 202 Definitions. UNUSUALLY TIGHT CONSTRUCTION.

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Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

Add the following sub-sections for code to code consistency:

505.1.1 Domestic Kitchen Exhaust Duct installation. Domestic kitchen exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

505.1.2 Protection required. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the kitchen exhaust duct. Shield plates shall be placed on the finished face of all framing members where there is less than 11/2 inches (32 mm) between the duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, have a thickness of 0.062 inch (1.6 mm) and extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

506.3.2.5 Grease duct test. Prior to the use or concealment of any portion of a grease duct system, a leakage test shall be performed. Ducts shall be considered to be concealed where installed in shafts or covered by coatings or wraps that prevent the ductwork from being visually inspected on all sides. The permit holder shall be responsible to provide the necessary *equipment* and perform the grease duct leakage test. A smoke test shall be performed to determine that all welded and brazed joints are liquid tight.

A smoke test shall be performed in the presence of the mechanical inspector by securely capping off both ends of the section of ductwork to be tested. Smoke shall be introduced into the duct by use of a sufficient number of smoke candles to fill the duck with smoke. Sufficient pressure shall then be introduced into the sealed section of duct, to force smoke out of any openings. Access to all portions of the duct to be inspected shall be provided for the inspector.

1001.1 Scope
Amend exception 7 to read:
7. Any boiler or pressure vessel subject to inspection by federal or state inspectors, the requirements of Colorado Division of Oil and Public safety shall also apply.

1208.1 General. Hydronic piping systems other than ground source heat pump loop systems shall be tested hydrostatically at one and one half times the maximum system design pressure, but not less than 100 psi (689 kPa). The duration of each test shall be not less than 15 minutes, or for listed piping systems of other than metallic pipe, the testing shall be per the manufacturer's instructions. Ground-source heat pump loop systems shall be tested in accordance with Section

1208.1.1

International Plumbing Code

101.1 Title. These regulations shall be known as the Plumbing Code of Arapahoe County hereinafter referred to as "this code."

101.2 Scope. Modify the last sentence of the section to read:
Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this code shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section.
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern. The provisions of the International Plumbing Code along with all applicable State amendments or regulations shall apply to all aforementioned installation, alteration, repair and replacement of plumbing systems.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code official and building official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, 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.

105.1 Modifications. Delete the last (3) words of this paragraph and insert Building Division.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved for a

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specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other such data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law or jurisdictional policies. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for pipe, fittings and components and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fire blocking.

106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended, abandoned or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained and the fee there for shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded 1 year.

SECTION 106.6 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IPC subsections 106.6.1 through 106.6.8.

108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the

conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IPC subsections 109.1 through 109.3.

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum 12 inches below finished grade at the point of septic tank connection, or shall comply with the requirements of Tri-County Health Department, whichever is more restrictive. Building sewers shall be a minimum of 12 inches below grade.

Table 403.1 Minimum Number of Required Plumbing Fixtures. Revise footnote (e) to read: "For occupancies with an occupant load of 15 or fewer, service sinks and drinking fountains are not required"

604.9 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor may be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's specifications. Water-hammer arrestors shall conform to ASSE 1010.

608.17 Protection of individual water supplies. Delete – wells are regulated by the State.

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches above the roof or 12 inches above the anticipated snow accumulation. (The remainder of the section is unchanged)

International Fuel Gas Code

101.1 Title. These regulations shall be known as the Fuel Gas Code of Arapahoe County, hereinafter referred to as "this code."

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section

Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

SECTION 103 (IFGC)
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code official and building official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, 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.

105.1 Modifications. Delete the last (3) works of this section and insert Building Division.

105.2 Alternative materials, methods appliances and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

SECTION 106 (IFGC)
PERMITS

106.1 When required - Exception
Substitute Building Division for Department of Inspection.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be

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prepared and designed by a registered design professional when required by state law or jurisdictional policies. (The remainder of this section remains unchanged)

106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee there for shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

SECTION 106.6 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IFGC subsections 106.6.1 through 106.6.8.

108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 (IFGC) – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IFGC subsections 109.1 through 109.3.

Section 202 – Definitions. UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;

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2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.3; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

304.5 Indoor combustion air. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction. The required volume of indoor air shall be determined in accordance with Section 304.5.1 or 304.5.2, except that where the air infiltration rate is known to be less than 0.40 air changes per hour (ACH), Section 304.5.2 shall be used. The total required volume shall be the sum of the required volume calculated for all appliances located within the space. Rooms communicating directly with the space in which the appliances are installed through openings not furnished with doors, and through combustion air openings sized and located in accordance with Section 304.5.3, are considered to be part of the required volume.

404.10 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches below grade, ~~except as provided for in Section 404.12.1.~~

404.10.1 Individual outside appliances – Delete this section – see Section 404.12 for minimum burial depth.

International Energy Conservation Code

101.1 Title. These regulations shall be known as the Energy Conservation Code of Arapahoe County and shall be cited as such. It is referred to herein as "this code."

C104.4 Approved inspection agencies. The code official is authorized to accept reports of third-party inspection agencies or other individuals, provided such agencies / individuals are approved as to qualifications and reliability relevant to the building components and systems they are inspecting.

SECTION 107 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IECC subsections 107.1 through 107.8.

108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 (IECC) – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IECC subsections 109.1 through 109.3.

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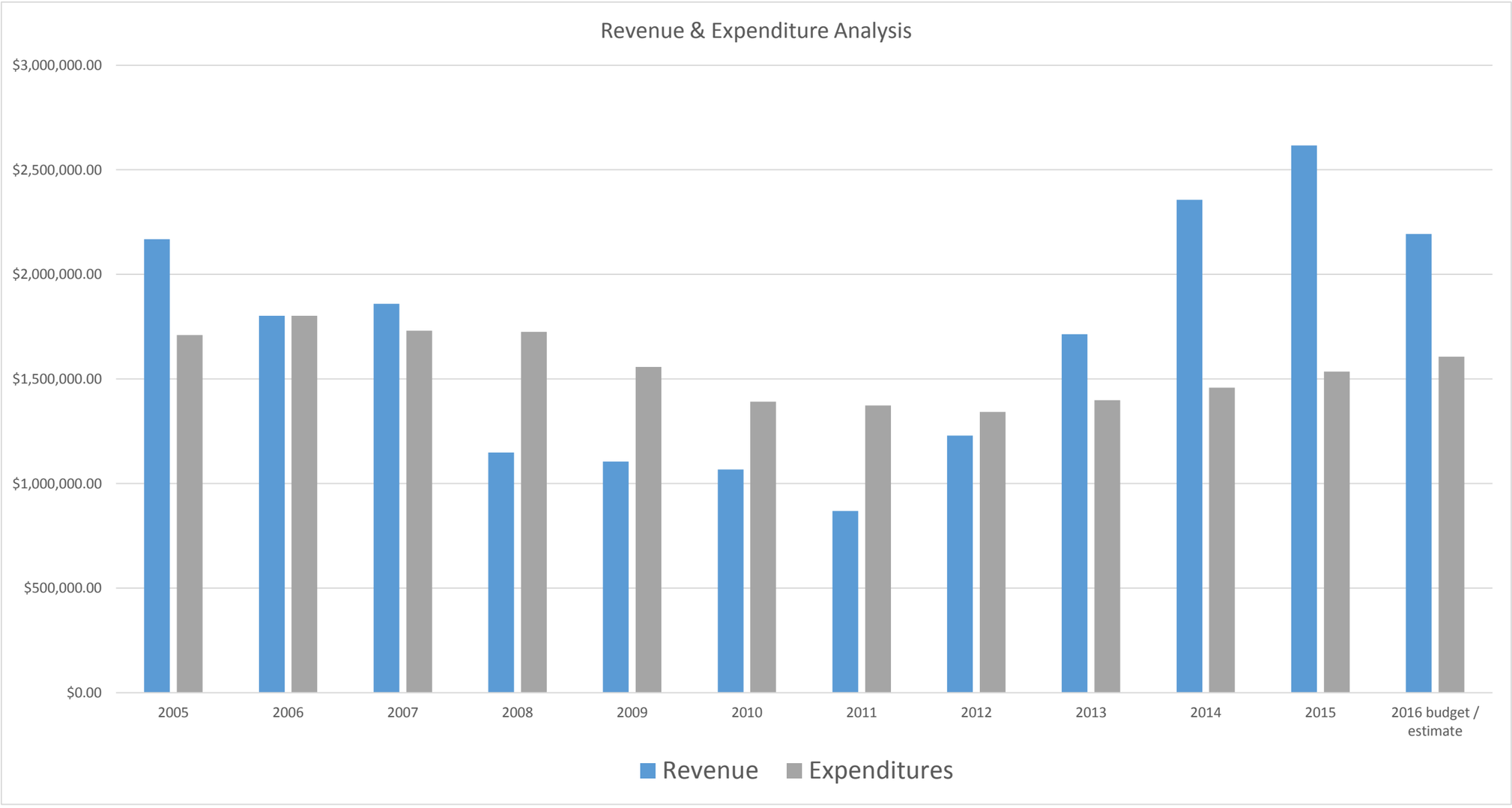
Revenue and Expenditure analysis

Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 budget / estimate
Revenue	$2,168,471.00	$1,801,707.00	$1,859,368.00	$1,148,825.00	$1,104,424.00	$1,068,010.00	$869,184.00	$1,229,633.00	$1,714,433.00	$2,356,644.00	$2,616,234.00	$2,193,100.00
Expenditures	$1,710,041.00	$1,802,225.00	$1,730,736.00	$1,724,923.00	$1,558,289.00	$1,392,092.00	$1,373,233.00	$1,342,537.00	$1,397,802.00	$1,458,180.00	$1,535,458.00	$1,606,228.00



Hypothetical Development

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FOR DISCUSSION PURPOSES ONLY

PLANNING FEES	BUILDING FEES	ENGINEERING FEES (Dev. Served by Public Roads/No SEMSWA)
Project Gross Area: 67 Acres Gross Density: 4.97 DU/AC.	*Number of Single Family Homes = 333	Disturb area = 48 ac. Roadways= 45559sy Concrete C&G=1023lf
Number of Single Family Dwelling Units (Lots): 333	*Assumed aver valuation = $300,000	Ramps/Xpans = 52/11each Walk=4433lf Comb.=22391lf
Number of HOA Common Area Tracts: 5 Area of Tracts: 4.99 Acres	*Open Space tax not included	Storm sewer= <24=2302lf; <42=529; >42=249
Area of Rights-of Way: 14.7 Acres Net Density 7.03 DU/AC.	*Additional jurisdictional fees were shown where	Inlets - 11 ea.,mh - 37 ea.; Traffic signs=34
Net Area (Not Including Tracts or R.O.W.): 47.35 Acres	applicable to each permit	Utilities= 34382 lf of waterline<8"/10872 lf of sewer 8"-16"

Sketch Plan	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Conceptual Review Meeting (Adams County)								
Douglas County Plan Review Fee: $3,500 plus $15 per lot			$ 8,495	$ 25.51				
TOTAL:	$ -	$ -	$ 8,495	$ 25.51	$ -	$ -	$ -	$ -

Preliminary Development Plan	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Submittal/Set-up Fee	$ 500	$ 1.50			$ 4,429	$ 13.30		
Arapahoe County Plan Review Fee: 8 Sheets @ $2,000/Sheet	$ 16,000	$ 48.05						
Centennial zone change (includes all planning, engineering, legal review fees, public notice)							$ 4,200	$ 12.61
Aurora Framework Development Plan					$ 8,917			
Adams County PUD Preliminary Development								
Adams County PUD Overall Development Plan								
Douglas County Planned Development Rezoning Review Fee			$ 5,170	$ 15.53				
TOTAL:	$ 16,500	$ 49.55	$ 5,170	$ 15.53	$ 13,346	$ 40.08	$ 4,200	$ 12.61

Final Development Plan	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Submittal/Set-up Fee	$ 500	$ 1.50			$ 4,429	$ 13.30		
Arapahoe County Plan Review Fee: 10 Sheets @ $2,000/Sheet	$ 20,000	$ 60.06						
Arapahoe County Plan Review Fee: 8 Sheets @ $500/Sheet	$ 4,000	$ 12.01						
Adams County Final Development Plan								
Centennial Site plan review: includes all planning, engineering, and legal review fees. The fee is scaled on the number of sheets in the							$ 22,800	$ 68.47
Aurora Contextual Site Plan					$ 15,046	$ 45.18		
TOTAL:	$ 24,500	$ 73.57	$ -	$ -	$ 19,475	$ 58.48	$ 22,800	$ 68.47

PRELIMINARY PLAT	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Adams County - Prelim Plat Major Subdivision								
Arapahoe County Set-up Fee (or flat fee)	$ 500	$ 1.50						
Arapahoe County Plan Review Fee: 8 Sheets @ $2,000/Sheet	$ 16,000	$ 48.05						
TOTAL:	$ 16,500	$ 49.55	$ -	$ -	$ -	$ -	$ -	$ -

FINAL PLAT	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Arapahoe County Set-up Fee (or flat fee)	$ 500	$ 1.50						
Arapahoe County Plan Review Fee: 8 Sheets @ $2,000/Sheet	$ 16,000	$ 48.05						
Aurora Subdivision Plat Review Fee: 8 Sheets					$ 4,097	$ 12.30		
Adams County Major Subdivision Final Plat								
Centennial Plat review (includes all planning, engineering, and legal							$ 4,750	$ 14.26
Combined Preliminary and Final Plat			$ 2,000	$ 6.01				
TOTAL:	$ 16,500	$ 49.55	$ 2,000	$ 6.01	$ 4,097	$ 12.30	$ 4,750	$ 14.26
ALL PLANNING FEES SUB-TOTAL:	$ 74,000	$ 222.22	$ 15,665	$ 47.04	$ 36,918	$ 110.86	$ 31,750	$ 95.35

OTHER	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
Assessor Mapping Fee			$ 3,430	$ 10.30				
Siren Fee					$ 5,226	$ 15.69		
Public Hearing Fee ($2,769 flat fee per case requiring > 1 hearing)					$ 5,539	$ 16.63		
Mylar Processing & Recording (16 Sheets)					$ 3,536	$ 10.62		
Park, Art,Traffic & Real Property Referral Fees					$ 664	$ 1.99		
Mailed Referrals (26)					$ 163	$ 0.49		
Addressing					$ 3,746	$ 11.25		
OTHER FEES TOTAL:	$ -	$ -	$ 3,430	$ 10.30	$ 18,874	$ 56.68	$ -	$ -
ALL PLANNING & OTHER FEES SUB-TOTAL:	$ 74,000	$ 222.22	$ 19,095	$ 57.34	$ 55,792	$ 167.54	$ 31,750	$ 95.35

ENGINEERING COSTS	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
(Review Fees)								
PDP	$ 7,500	$ 22.52	13300	$ 39.94			$ 1,000	$ 3.00
FDP	$ 7,500	$ 22.52	7500	$ 22.52			$ 1,000	$ 3.00
Final Plat	$ 7,500	$ 22.52	$ 7,500	$ 22.52	$ 4,429	$ 13.30	$ 400	$ 1.20
Traffic Impact Study	$ 750	$ 2.25	$ 500	$ 1.50			$ 2,700	$ 8.11
Phase I Drainage Report	$ 750	$ 2.25	$ 672	$ 2.02	$ 1,841	$ 5.53	$ 800	$ 2.40
Phase II or III Drainage Report	$ 750	$ 2.25	$ 1,344	$ 4.04	$ 5,536	$ 16.62	$ 2,660	$ 7.99
GESC Review Fees	$ 1,000	$ 3.00	$ 1,925	$ 5.78	$ 4,920	$ 14.77	$ 2,925	$ 8.78
Construction Plan review fees	$ 1,750	$ 5.26	$ 2,400	$ 7.21	$ 20,664	$ 62.05	$ 7,660	$ 23.00
Subdivision Improvement Agreement	$ 750	$ 2.25	$ 300	$ 0.90			$ 1,200	$ 3.60
Pavement Design	$ 500	$ 1.50	$ 300	$ 0.90	$ 264	$ 0.79		
ENGINEERING REVIEW FEES SUB-TOTAL:	$ 28,750	$ 86.34	$ 35,741	$ 107.33	$ 37,654	$ 113.08	$ 20,345	$ 61.10
(Permit Fees)								
Gesc Permit	$ 3,265	$ 9.80	$ 1,925	$ 5.78	$ 275	$ 0.83	$ 5,825	$ 17.49
Public Improvements Permit	$ 58,716	$ 176.32	$ 32,077	$ 96.33	$ 122,353	$ 367.43	$ 28,123	$ 84.45
Sign Permit	$ 2,550	$ 7.66	$ 475	$ 1.43			$ -	$ -
ENGINEERING PERMIT FEES SUB-TOTAL:	$ 64,531	$ 193.79	$ 34,477	$ 103.53	$ 122,628	$ 368.25	$ 33,948	$ 101.95
ENGINEERING REVIEW & PERMIT FEES TOTAL:	$ 93,281	$ 280.12	$ 70,218	$ 210.86	$ 160,282	$ 481.33	$ 54,293	$ 163.04
ALL PLANNING, ENGINEERING & OTHER FEES TOTAL:	$ 167,281	$ 502.35	$ 89,313	$ 268.21	$ 216,074	$ 648.87	$ 86,043	$ 258.39

BUILDING DIVISION FEES (Per Home)	Arapahoe County	Douglas County	Aurora	Centennial
Permit Fee	$ 2,114	$ 2,114	$ 2,539	$ 2,114
Plan Review Fee - for repeat master plans shown	$ 50	$ 212		
Use Tax (not Open Space)		$ 1,500	$ 5,625	$ 3,750
Adams County Bldg Permit Planning Review Fee				
Impact fee for **each** residence (2-car fee shown)				
Development fees or Zoning - each residence		$ 50	$ 1,244	
SUB-TOTAL PER HOME:	$ 2,164	$ 3,876	$ 9,408	$ 5,864
333 HOME DEVELOPMENT FEE TOTAL	$ 720,612	$ 1,290,708	$ 3,132,864	$ 1,952,712

	Arapahoe County	$/Unit	Douglas County	$/Unit	Aurora	$/Unit	Centennial	$/Unit
ALL FEES GRAND TOTAL:	$ 887,893.00	$ 2,666.35	$ 1,380,021.00	$ 4,144.21	$ 3,348,938.00	$ 10,056.87	$ 2,038,755.00	$ 6,122.39

Board Summary Report

Date: March 9, 2016

To: Board of County Commissioners

Through: David C. Walcher, Sheriff

From: Olga Fujaros, Budget & Logistics Manager

Subject: Disposition of Found Property

Request and Recommendation

The Arapahoe County Sheriff's Office (ACSO) requests that the Board of County Commissioners allow ACSO to keep $22,700 in U.S. Currency which was recovered by the Arapahoe County Impact Team during a 2013 investigation of illegal activity. Normal practice would be to send this money to the General Fund however ACSO would recommend using these funds by the Impact Team for furtherance of Impact Team duties and criminal investigations.

Background

In November 2013, Arapahoe County Sheriff's Office deputies responded to the Fed-Ex facility located at 7272 S. Joliet St. in Unincorporated Arapahoe County reference a suspicious incident. Management became suspicious of a package dropped off at a location in the City of Aurora. The sender did not want to place a value on the package nor did she want it insured or inspected. Fed-Ex officials, in accordance with their policies, opened the package and discovered $22,700.00 in U.S. Currency.

Members of the Arapahoe County Impact Team responded to the scene and with the assistance of Deputy Carroll and K9 Thor, conducted a "drug sniff" on the box. The K9 alerted to the scent of illicit drugs. Deputies conducted an investigation relating to the shipment of cash and learned that 2 females had sent the package from Aurora, Colorado to an address in Sacramento, California. Impact Team deputies contacted both females who denied knowing the contents of the box and denied ownership of the contents of the box. One of the females had a criminal history in 5 states, mostly consisting of prostitution offenses. The second female had a criminal history in 2 states with one charge for prostitution. The attorney representing both females was contacted and affirmed that his clients had no knowledge of the money and were not willing to provide a written statement. The attorney further stated that he had represented the females on a previous occasion and had no idea how either would be able to get that amount of cash.

Deputies also attempted to identify and locate the person the cash was being shipped to in California. The investigation indicates the shipping name on the package appeared to be fictitious and the address listed is for a UPS Store. As of this date, no reports have been received by Fed-Ex or the Arapahoe County Sheriff's Office reporting the loss of the money.

After consulting with the County Attorney's Office, ACSO followed the appropriate procedures for disposition of found property which would allow ACSO to keep the recovered funds. On January 14, 2016, in accordance with Arapahoe County Resolution 04-852, ACSO published a public notice in the Villager newspaper that the money could be claimed by contacting the Sheriff's Office. As of February 16, 2016, ACSO has not been contacted by anyone claiming ownership of the $22,700 and is therefore legally able to claim these funds.

Links to Align Arapahoe

Service First – Using the funds recovered in this case by the Arapahoe County Impact Team would facilitate the Team's ability to conduct criminal investigations and therefore is consistent with the County goals of Service First, Quality of Life – Community Safety and Fiscal Responsibility.

Discussion

Normal practice would be to return the $22,700 to the General Fund however, allowing the Impact Team to keep these funds would allow the Team to provide additional required certification training related to technical equipment operation, replace or update aging equipment and provide additional operating funds to cover expenses during criminal investigations. These benefits would otherwise not be funded within the 2016 budget.

Alternatives

The alternative would be to either claim these funds and place them in the General Fund, or not claim the funds at all.

Fiscal Impact

The fiscal impact of this recommendation would be adding $22,700 available for Impact Team operations and criminal investigations.

Concurrence

The Sheriff's Office Administration is in concurrence with this recommendation.

Reviewed By:

David C. Walcher, Sheriff
Louie Perea, Undersheriff
Glenn Thompson, Public Safety Bureau Chief
Olga Fujaros, Budget & Logistics Manager

Arapahoe County
Colorado's First

Board Summary Report

Date: March 17, 2016

To: Board of County Commissioners

Through: Shannon Carter, Open Spaces Director

From: Roger Harvey, Planning Administrator

Subject: Fairgrounds Park Phase 1 Additional Fixed Assets for Park Completion

Direction/Information: For final completion of the Fairgrounds Park Phase 1, Open Spaces needs to design and construct a new Entrance Sign at the newly created entrance road, investigate feasibility and costs for a digital sign at the Gun Club Road and Quincy Avenue intersection and install a refurbished historic small windmill.

Request and Recommendation
Request the Board of County Commissioners to authorize the Chair of the Board of County Commissioners to approve two new fixed assets for the Fairgrounds and approve the feasibility and cost investigation for a new digital sign.

Background
During the construction of Phase 1 of the Fairgrounds Park two park amenities were identified that were not in the initial design as essential to complete phase 1 and inform and direct users. The first item: The newly created road is going to be the new main entrance to the park for all visitors, facility renters and fairgoers; we have no signage directing them from Quincy Ave. that this is the new entrance. Without a functional, visible sign, patrons and visitors will drive by without knowing where to turn. A visually appealing entrance sign is necessary for good customer service and to provide an appealing and inviting first impression. In conjunction with this entrance sign we would like the design company to explore feasibility and costs for a digital sign at the Quincy/Gun Club intersection. Second Item: the newly created park stream feature has a proposed small windmill at the top to be installed to create the illusion for visitors and children that the stream is being fed by the windmill pumping water from the ground, which then runs down the stream. It is a decorative historic windmill that will not actually pump water but visually look like it does. In the initial design we did not have a windmill to place but, were recently able to acquire a historic wood tower. We solicited three companies to bid on restoring, renovating the tower and installing historic wind mill head. One company, Double "L" Windmills, provided a bid of $6,042.00 to complete this work, we have worked with company in the past with great success.

Discussion
New Fairgrounds entrance sign
The new entrance signs will be an effective form of advertising for the fairgrounds as people drive by and enter. This new entrance sign will be our introduction to existing and potential customers. During the 2009 Master Planning Process BHA Design Incorporated provided a conceptual entrance design (attached). We recently held an internal meeting with Open Spaces and Communications Dept. staff to

discuss this concept and refine elements if we move forward with a sign. Overall, the basic elements of this concept were liked but discussion on scale and different materials was refined to provide a designer with direction and scope. We would like to move forward with soliciting a designer to refine this concept and create construction documents.

The Windmill Tower has been stored at the 17 Mile House. It has been sitting unused. Moving it to the Fairgrounds, restoring and installing for $6,042.00 will provide a unique look and feel and complete the new stream feature. Without the windmill the new feature will not look complete and be missing an important element.

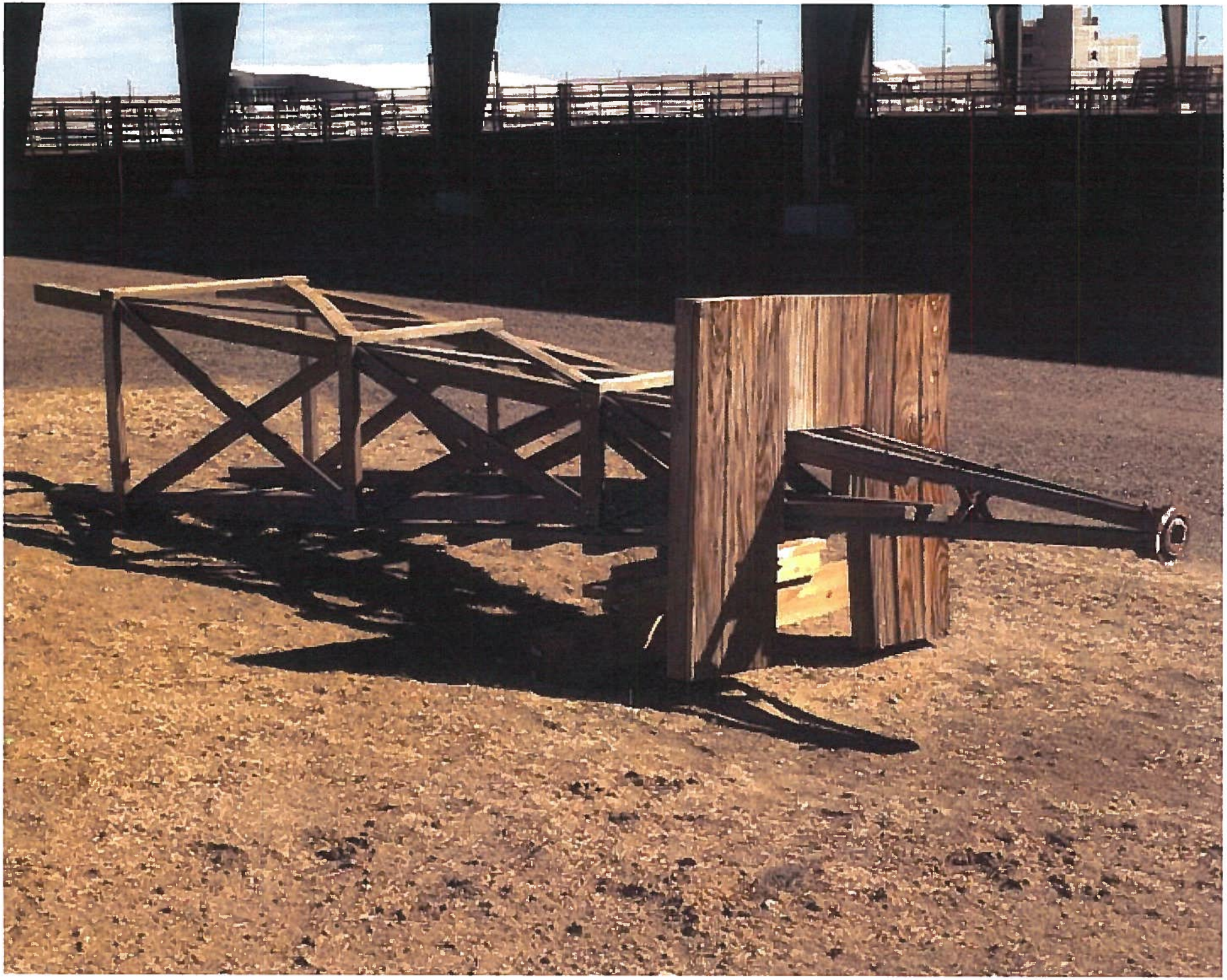
Alternatives
Taking no action and we will not have an entrance sign to direct users, and the windmill feature for the stream will look incomplete.

Fiscal Impact
The cost of restoring and installing the windmill is $6,042. The cost of a new entrance sign and monument is estimated at $80,000 - $100,000 includes design, permitting and installation.

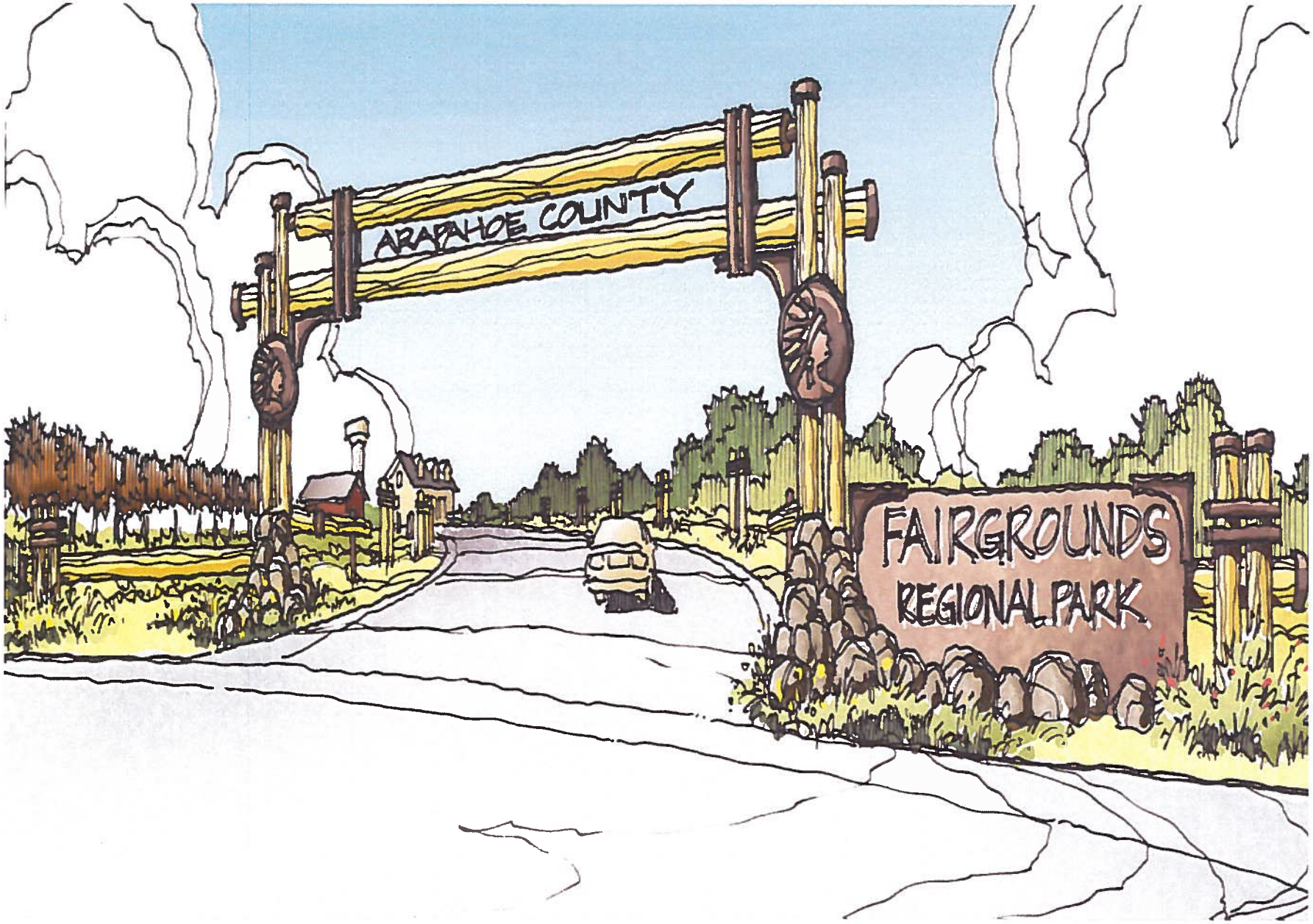
Concurrence

Attorney Comments

Reviewed By:
Shannon Carter, Department Director
Janet Kennedy, Finance Director (windmill)
Tiffanie Bleau, Assistant County Attorney



NEW HOLLAND
LX45


ARAPAHOE COUNTY
FAIRGROUNDS
REGIONAL PARK

ARAPAHOE COUNTY
COLORADO'S FIRST

Board Summary Report

Date: March 14, 2016

To: Board of County Commissioners

From: Dick Hawes, Department Director, Facilities and Fleet Management

Subject: Lease Revenue Opportunity – Wireless Communication Structures.

Request and Recommendation
The purpose of this report is to give preliminary approval to our Wireless Communications Vendor, Crown Castle USA, Incorporated (CCI), to pursue planning approval for wireless communication devices at two (2) County owned sites.

Background
In 2014 the Board of County Commissioners (Board) approved a contract with CCI to evaluate the potential for ground lease revenue from the development of wireless communication structures on County property. CCI has completed an analysis of our properties, along with wireless coverage gaps in the metropolitan area, and identified several locations that are good opportunities for the installation of new communication structures. If we decide to pursue these opportunities CCI will do the following as part of our current contract agreement:

1. Secure all governmental approvals, including zoning, site plan approvals, and building permits, required for the facility.
2. Prepare all architectural and engineering documents needed to complete the facility.
3. Provide the capital for all necessary expenses to construct the new facility at no cost to the County.
4. Coordinate and manage all construction.
5. Market the proposed facility to wireless communications operators.
6. Negotiate sub-lease agreements for use of the facility with third party wireless communication providers.
7. Maintain the site and structure.
8. Provide the County with monthly income and rental reports for the site.

Discussion
Two sites that CCI has identified as opportunities are Arapahoe Plaza and Cheyenne Park on East Iowa Avenue. Based on their analysis CCI is confident these sites would attract a minimum of four (4) carriers if a wireless communication structure were installed. Our share of the monthly rent would be in the range of $2,000 per carrier, or approximately $100,000 annually per site. The final amount would be subject to final negotiation for the ground lease we would execute with CCI for the structure.

The structure recommended for Arapahoe Plaza would be a standard steel pole arrangement located in the southeast corner of the upper parking deck along South Windermere Street. The structure recommended for Cheyenne Park would be configured to resemble a pine tree to blend in with the park setting, which is shown on the attached exhibit.

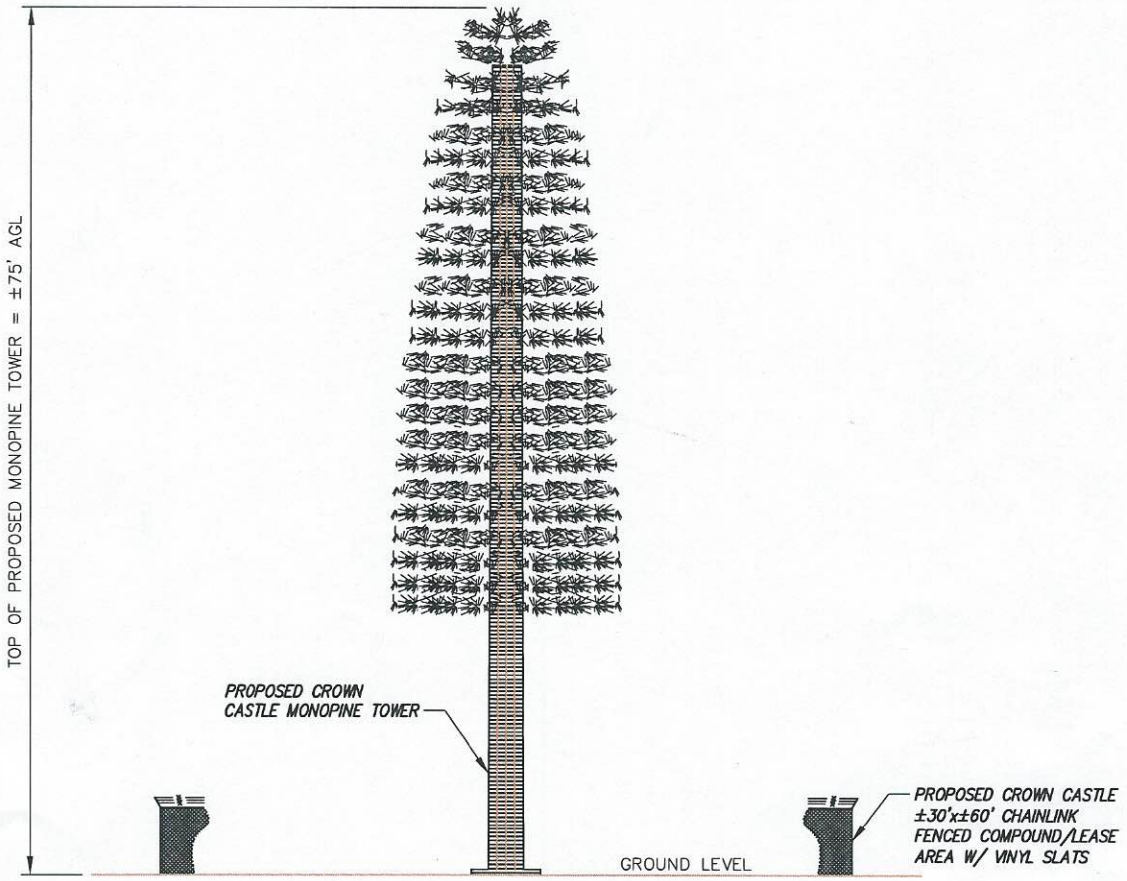
The structure at Arapahoe Plaza would be submitted to the City of Littleton for approval and the Cheyenne Park submission would go to the County's Planning Commission.

Before I authorize CCI to proceed with requesting planning commission approval for these locations, I wanted to give the Board an opportunity to weigh in on whether to pursue these opportunities. The structure at Arapahoe Plaza is not contiguous to any residential properties and while it may draw some community opposition is not likely to generate any serious concerns. Cheyenne Park is located adjacent to a residential area and will likely generate some opposition. Open Spaces has been consulted and feels it is likely the neighbors will opposed the installation during the planning commission review. Open Spaces also feels there would be an impact to the park and does not support the installation.

Authorizing CCI to pursue planning commission approval is a preliminary step in the process. The County has the final decision on whether to grant the ground lease for the structure once planning approval is received. However, I believe we should make a value judgement on whether to pursue these opportunities before CCI expends resources on the planning approval process.

Reviewed by
Shannon Carter, director, Open Spaces and Intergovernmental Relations

NOTE:
INFINIGY ENGINEERING HAS NOT EVALUATED THE FUTURE TOWER FOR THIS SITE AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS PRIOR TO ANY CONSTRUCTION.



BASEMAPPING INFORMATION BASED ON INFORMATION OBTAINED FROM A SITE WALK COMPLETED BY INFINIGY ON 12/2/15, AND AERIAL PHOTOGRAPHY AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

1 ELEVATION VIEW
NOT TO SCALE

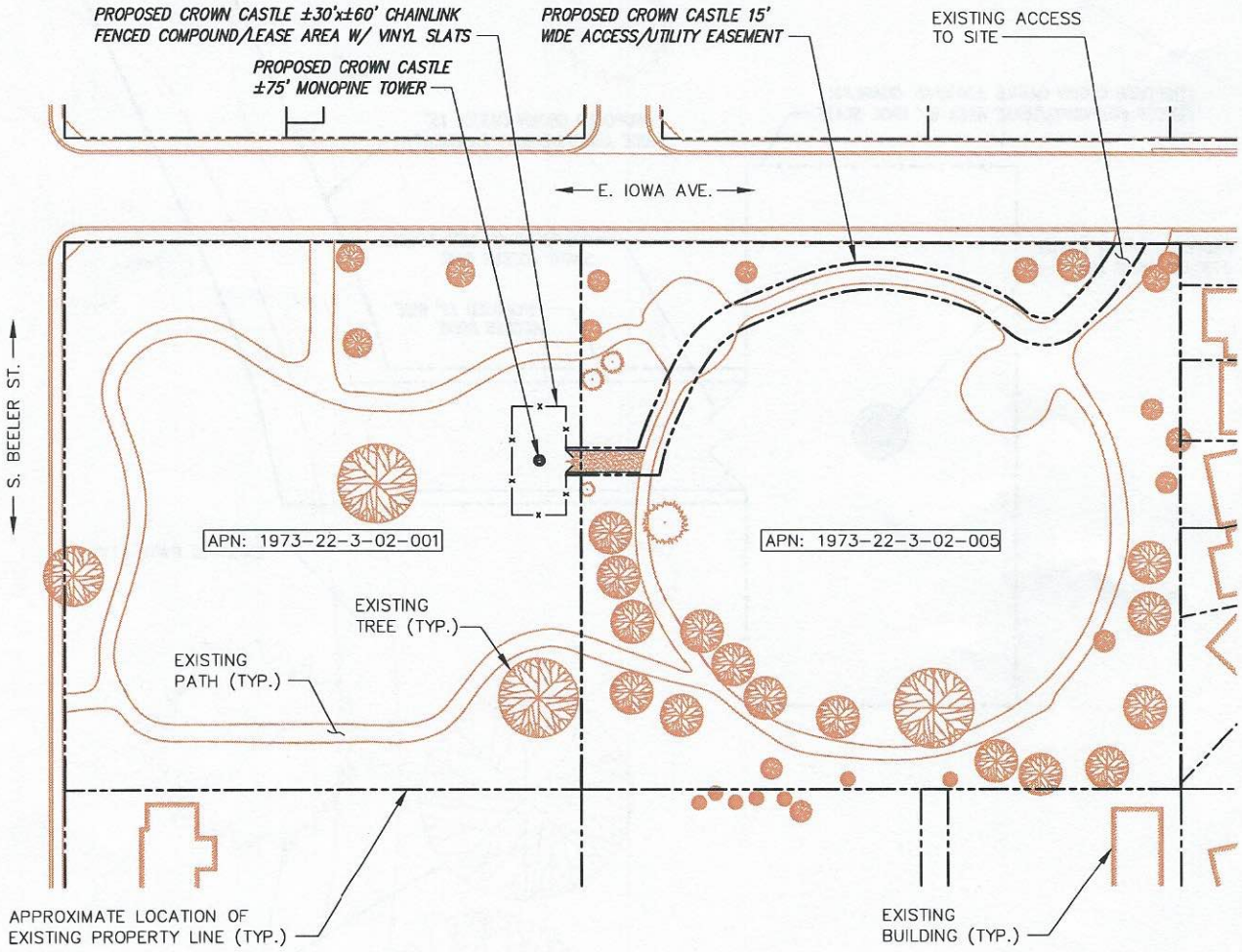
CROWN CASTLE

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless
7301 Federal Blvd, Suite 301
Westminster, CO 80030
Office # (303) 219-1178
INFINIGY PROJECT #: 425-002

LEASE EXHIBIT

SITE NAME: CHEYENNE PARK
SITE ADDRESS: 9200 EAST IOWA AVENUE
DENVER, CO 80247

DRAWING SCALE: AS NOTED	01/29/16	REV: A



BASEMAPPING INFORMATION BASED ON INFORMATION OBTAINED FROM A SITE WALK COMPLETED BY INFINIGY ON 12/2/15, AND AERIAL PHOTOGRAPHY AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.

APPROX. NORTH

1 OVERALL SITE PLAN
SCALE: AS NOTED

100' 50' 0 50' 100'

CROWN CASTLE

INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless
7301 Federal Blvd, Suite 301
Westminster, CO 80030
Office # (303) 219-1178
INFINIGY PROJECT #: 425-002

LEASE EXHIBIT

SITE NAME: CHEYENNE PARK
SITE ADDRESS: 9200 EAST IOWA AVENUE
DENVER, CO 80247

DRAWING SCALE: AS NOTED	01/29/16	REV: A

ARAPAHOE COUNTY
COLORADO'S FIRST

Board Summary Report

Date: March 14, 2016

To: Board of County Commissioners

From: Dick Hawes, Department Director, Facilities and Fleet Management

Subject: Grant of Access Easement

Request and Recommendation
The purpose of this report is to request Board of County Commissioners (Board) approval to add limited access for the developer of the commercial property at the corner of South Federal Boulevard and West Belleview Avenue to the joint access easement between the County and O'Toole's Garden Center (O'Toole's) at the Elections Warehouse.

Background
The vacant commercial property to the north of the Elections Warehouse at South Federal Boulevard and West Belleview Avenue is being redeveloped as a residential townhouse community. This property borders the north side of O'Toole's.

As part of the City of Littleton's parking requirements for the residential development the property owner has negotiated an agreement with O'Toole's to locate 25 overflow parking spaces adjacent to their common property line. These spaces will be used by O'Toole's during daytime business hours and in the evening by the townhouse residents between 6 pm and 6 am.

Discussion
Board members will recall that we have a joint access agreement with O'Toole's that gives them the right to use the Elections Warehouse entrance from South Federal Boulevard and site driveways for circulation and access to their business. With a few minor exceptions this arrangement has worked well over the years to support a local business without adverse impact on our operations.

The developer has asked that they be added to the joint access easement that we have with O'Toole's at the Elections Warehouse to provide access for the 25 parking spaces they will share. The developer has evaluated several options to access the new parking spaces from the residential area; however, these options would have a negative impact on density, their site parking, or site amenities.

The new parking spaces will benefit our operations by creating parking at O'Toole's north property line which will reduce the need for their customers to overflow onto the Elections Warehouse parking area. With the restrictions on the residential parking to the nighttime hours, there should not be any increase in vehicle access traffic during the day at the Elections Warehouse and only a limited increase at night.

Based on the minimal impact to the Election Warehouse access and the benefit of additional customer parking for O'Toole's separate from our parking, I am recommending that the Board approve this easement request.

Reviewed by
Dick Hawes, Director, Facilities and Fleet Management; John Christofferson, Deputy County Attorney.