



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

July 06, 2023 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. MINUTES REVIEW

[a.](#) EnterTextHere

4. APPOINTMENTS

5. NEW BUSINESS

[a.](#) Contractor Complain J & O Exteriors

[b.](#) Daniel Vasquez refund

6. OLD BUSINESS

7. DISCUSSION

[a.](#) Auquaponics

[b.](#) Resolution 23-25 Building Code Adoption

8. ADJOURNMENT



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

May 18, 2023 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. PLEDGE OF ALLEGIANCE

- a. Join by

Zoom: <https://us02web.zoom.us/j/83429735658?pwd=S2ZlSENWK0ZHR3Y0RkxBOEp3c2xGdz09>

Meeting ID: 834-2973-5658 | Passcode: 915234

2. PLEDGE OF ALLEGIANCE

Meeting started at 3:06pm

3. ROLL CALL

4. MINUTES REVIEW

- a. Minutes

Motion made to approve the minutes from the meeting 4/20/2023

5. NEW BUSINESS

Letter of resignation regretfully accepted by the HCBA from Bruce Roscoe.

- a. Letter of Intent for potential HCBA Member-Bruce Allen

Recommend to the Bruce Allen and Rick Dunn to go to the BOCC to be on the HCBA as Board Members.

- b. Alternative Build Chenault-Barndominium

New Barndominium blueprints to the HCBA for review. Motion made to table the building permit application until the application is complete.

6. APPOINTMENTS

7. OLD BUSINESS

8. DISCUSSION

9. UPCOMING MEETINGS

- a. 2021 Building Code Adoption

Have recommendations to the building inspectors prior to Monday at 5:00 pm.

10. ADJOURNMENT

4:13 pm

Huerfano County Regional Building Authority
400 Main Street, Suite B
Walsenburg, Colorado 81089
719-738-1220, Ext. 102



Contractor Complaint Form

PLEASE READ CAREFULLY

The Huerfano County Regional Building Department Contractor Complaint Procedures only apply to complaints concerning violation of the building ordinances contained in the Huerfano County Building Code. The Department shall not get involved in any other disputes between contractors and customers. The Department shall not provide legal advice regarding other avenues to resolve disputes between contractors and customers. If you desire legal advice you must consult with your attorney. If your Complaint concerns a building ordinance violation, please complete the following:

Date Complaint Submitted:	7/1/23
Contractor Name:	J + D Exteriors
Date of Occurrence:	Winter 2022-23
Address of Complaint:	62 Britton Tr Cuchama, CO 81055
Permit Number/ Date:	

☐ La Veta

☐ Walsenburg

☒ Unincorporated Huerfano County

DETAILS OF COMPLAINT:

FOOTERS for Porch Addition not dug Below Frost Line and are ELEVATING & Sinking, lifting rafters of porch addition. Concerned about wind load lifting footers. VALLEY Tin is leaking in numerous areas during snow events

Contractor is not responding to items under 2 yr warranty Period

***Please provide any and all evidence such as contracts, bills, etc.

Complainant Name:	Mike Worley & CAROL REY
Phone Number:	720-597
Mailing Address:	P.O. Box 678 LaVeta, CO 81055

The Department shall review this matter and advise you of our determination once our investigation is completed. If you have questions, please call 719-738-1220 X102.

OWNER

**BRANDON
DUENEZ**

J & O Roofing And Exteriors LLC Licensed and Insured



Hablamos Espanol

719-281-5521

719-225-0565

Item 5a.

OWNER <i>Brandon Duenez / Circle K</i>	DATE <i>7/20/2022</i>
ADDRESS <i>1000 P. 10th Trail</i>	PHONE (H)
CITY, STATE and ZIP <i>Colorado CO</i>	PHONE (W)
JOB LOCATION <i>Same</i>	MAPS CO

1. ☐ Tear Off *1 layer* of *Asphalt/Flt* Layer(s) of existing roofing
2. ☐ Install *1 layer* of *Asphalt/Flt* pound saturated Felt Paper
3. ☐ Install *1 year* *Asphalt/Flt* Shingle
4. ☐ Color of Shingle *Asphalt/Flt*
5. ☐ Valleys ☐ - Open ☐ - Closed
6. ☐ Install *20* feet of 20" performed galvanized valley metal:
7. ☐ Install *20* feet of ice & Water in the valley
8. ☐ Install *20* feet of ice & Water up *20* feet from eave
9. ☐ Pitch *sq. 12* /12: *sq. 12* /12: *sq. 12* /12
10. ☐ Stories *sq. One Story*; *sq. Two Story*; *sq. Three Story*
11. ☐ Step Flash *linear* feet of Wall
12. ☐ Install *20* feet Hip & Ridge
13. ☐ Install *20* feet of *Asphalt/Flt* drip edge up rakes
14. ☐ Install *20* feet of *Asphalt/Flt* drip edge on eaves
15. ☐ Nail & Seal in place new Pipe Flashing *1 1/2"* *2"* *3"* *4"*
16. ☐ install Attic Vents: Color *Asphalt/Flt*
17. ☐ install Vent Caps: Sizes(s) *Asphalt/Flt*
18. ☐ Others: *Asphalt/Flt*
19. ☐ Others: *Asphalt/Flt*
20. ☐ Provide a *1* Year manufactures warranty by *McElroy*
21. ☒ Provide a 24-month installation warranty. (Not valid until account is paid in full)

Other Instruction

- ☐ Clean up & remove debris
- ☐ Magnetize your nails
- ☐ Clean gutters
- ☐ Lien waiver provided upon receipt of payment
- ☐ Seal around all vents, pipes and flashing
- ☐ Shed
- ☐ Garage

This Contract constitutes the entire understanding of the parties, and no other understanding, collateral or otherwise, shall be binding, unless in writing and signed by both parties. Any replacement of unseen damaged decking roof and or counter flashing, soffits, etc. will be an additional charge. All excess materials are property of J&O also agrees any changes to contract will be an additional charge.

Terms: This estimate of \$ *2,100.00* does not obligate the homeowner or J & O In any way unless it is approved by the insurance. Company and accepted by J & O By signing this agreement the homeowner authorizes J&O pursue homeowner's best interest for a roof replacement or repair at a price agreeable to the insurance company and to J&O with no additional cost to the homeowner except for the deductible. When the insurance company and J&O agree upon a price that price will become the final contract price and J&O will receive all insurance proceeds for the work completed by J&O Both parties hereby agree to full payment at time roof is completed. The inspection is an agreement between J&O and the entity where the property is located.

We propose hereby to furnish taxes, material and labor - completed in accordance with above specifications for the sum of:

T. Ent. \$2,100.00 Dollars (\$ *2,100.00*)
 reserves the right to bill the insurance company extra *0* % overhead and an extra *0* % profit for performing more than two trades. These proceeds, when paid, are due to J&O

PAYMENT UPON COMPLETION

All interior damage to buildings is excluded 90 days after completion date and the owner is notified that any damage to contents will be the responsibility of the owner and thier insurance company. The contractor will cover all damage to the building, which occurred while roofing was in progress. Owner to carry fire, tornado and other necessary insurance. Scheduling will be done based upon date signed, but limited by availability for materials and crews and weather conditions

Brandon Duenez
 Authorized Representative

We may withdraw this proposal if not accepted within 10 days.

This proposal becomes the legal and binding contract 72 hours from date of acceptance. 1 1/2% per month interest will be added on to all accounts 30 days past due. In addition, costs and reasonable attorney's fees for collection may be charged on any account past due over 30 days. Payment will be made as outlined above. Failure to pay can constitute mechanical lien filed against the property. Cancellation of the contract may be achieved by paying 10% of the contract price. Contracts will not be cancelled until cancellation fee paid.

Acceptance of Proposal - J & O is authorized to do the work as specified in the TERMS above.

Brandon Duenez
 Owner/Authorized Agent

7/20/2022
 Date



Cheri Chamberlain <cchamberlain@huerfano.us>

Re: River Ridge Ranch" Lot 11 Re: Daniel Vasquez

1 message

daniel vasquez <rickv32@yahoo.com>
 Reply-To: daniel vasquez <rickv32@yahoo.com>
 To: cchamberlain@huerfano.us

Wed, Jun 14, 2023 at 11:08 AM

Thank you

Sent from Yahoo Mail on Android

On Wed, Jun 14, 2023 at 11:03 AM, Cheri Chamberlain
 <cchamberlain@huerfano.us> wrote:

Hi Daniel,
 Sorry it took me a bit to get back to you. Our process is to take the request to the Huerfano County Building Authority Board (HCBA) and have them vote on it. If you will write a formal letter asking for the refund. I do not have the authority to refund the building permit fee. The next meeting will be July 6, 2023. I will need the letter at least a week in advance so I can make sure to get it on the agenda.
 Please let me know if you have any questions.
 Thanks,

Cheri Chamberlain
 Huerfano County
 Building and Code Enforcement
 401 Main Street Suite 304
 Walsenburg, CO 81089
 2023 Cooperative Planning Projects – Huerfano County Government
 (719) 738-1220 ext. 117 (Office)
 (719) 248-6715 (Cell)
 cchamberlain@huerfano.us

On Mon, Jun 5, 2023 at 2:33 PM daniel vasquez <rickv32@yahoo.com> wrote:
 Hi Cheri,

I hope that you are having a nice day. I was wondering if I could get a refund for the building permit on lot 11 at River Ridge Ranch? Thank you for your consideration.

Beat regards,

Daniel Vasquez

Sent from Yahoo Mail on Android

On Thu, May 25, 2023 at 6:50 PM, daniel vasquez
 <rickv32@yahoo.com> wrote:

Wow!! Thank you!! This is so rare today!! God bless you!! :)

Sent from Yahoo Mail on Android

On Thu, May 25, 2023 at 5:27 PM, Cheri Chamberlain
 <cchamberlain@huerfano.us> wrote:

Absolutely. I can work with you, just work with me.

On Thu, May 25, 2023, 4:32 PM daniel vasquez <rickv32@yahoo.com> wrote:
Really??? That would make me so happy!!!!

Sent from Yahoo Mail on Android

On Thu, May 25, 2023 at 4:12 PM, Cheri Chamberlain
<cchamberlain@huerfano.us> wrote:

I wouldn't expect you to do another foundation. I can come look at the one you have already. Then you can move forward with your building. If you have help this week, get going. I am actually more interested in seeing the anchoring system you put in place and the completed integrity of the building.
Let me know if I can help.

Cheri Chamberlain

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 117 (Office)
(719) 248-6715 (Cell)
cchamberlain@huerfano.us

On Thu, May 25, 2023 at 3:30 PM daniel vasquez <rickv32@yahoo.com> wrote:
Hi Cheri,

I just can't afford to do another foundation. This one is was done in a quality manner...

Sent from Yahoo Mail on Android

On Thu, May 25, 2023 at 1:00 PM, Cheri Chamberlain
<cchamberlain@huerfano.us> wrote:

Daniel,
I am sorry to hear that. Let us know if you change your mind.
Best regards,

Cheri Chamberlain

Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 117 (Office)
(719) 248-6715 (Cell)
cchamberlain@huerfano.us

On Thu, May 25, 2023 at 12:42 PM daniel vasquez <rickv32@yahoo.com> wrote:
Hi Cheri,

It's ok... I already had the foundation down for a while now. This was before I knew that I had to have a permit for a shed. I wanted it to be heavy duty, so a friend of mine did the monolithic slab for me. He is contracted with Domega homes here in Pueblo. He does their concrete work. He did it according to code and Domega Homes standards. I already have \$4,000 in to the concrete and \$300 into the permit process. It was dumb on my part not to look into it first. But again I honestly didn't think a shed permit was even a thing. Still very surprised about it.

Like I had mentioned, I am terminally ill and I was in a hurry to do some nice things to the property for my wife before I leave. Because I wasn't bright enough to know the process, I'll just have to eat my loss. I am done with that property. So, you can cancel the building permit.

and I promise nothing will be built on the slab. Sorry to waste your time. Have a nice weekend.

Best regards,

Dan

Sent from Yahoo Mail on Android

On Thu, May 25, 2023 at 12:11 PM, Cheri Chamberlain
<cchamberlain@huerfano.us> wrote:

Hi there Daniel,
You are welcome to get started. Once you get your forms done for the slab on grade, before you pour we will need to come out and inspect the forms and the rebar schedule.
Congratulations!!! We are excited to work with you.
Let me know if you have any questions.

Cheri Chamberlain
Huerfano County
Building and Code Enforcement
401 Main Street Suite 304
Walsenburg, CO 81089
(719) 738-1220 ext. 117 (Office)
(719) 248-6715 (Cell)
cchamberlain@huerfano.us

On Thu, May 25, 2023 at 10:01 AM 'daniel vasquez' via Building Department
<building@huerfano.us> wrote:
To Shari and Ryan,

This is Daniel Vasquez, I hope that you are both doing well. I paid for my permit application yesterday and was able to receive my building permit for my barn/shed yesterday. I am very thankful and excited about this. I wanted to get started right away on this project, as I have help right now to do this over the next week. I am hoping to get started today on it. I just spoke with Sky and he told me to send you both an email to see if you would authorize me starting on my project. He said in some cases that you may allow photos for circumstances like these. Thank you for your consideration.

Best regards,

Daniel Vasquez
719-214-7683
Sent from Yahoo Mail on Android

Rogue Architecture Project No. **2023.16**

June 4th, 2022 – REV. #0

CODE ANALYSIS

Project Name: **Aquaponics – Walsenburg, CO**

Location: 2714 County Road 616
Walsenburg, CO 81089

Jurisdiction: **City of Walsenburg – Building Department**
525 S. Albert Avenue
Walsenburg, CO 81089

Huerfano County Fire Protection District
310 Main Street
Walsenburg, CO 81089

Architect: **Rogue Architecture, Inc.**
Steven Levesque, AIA: Architect of Record

Applicable Codes: 2015 International Building Code (IBC)
(W/ Amendments) 2015 International Fuel and Gas Code (IFGC)
2015 International Fire Code (IFC)
2015 International Mechanical Code (IMC)
2015 International Plumbing Code (IPC)
2015 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC)
2009 International Code Council (ICC-ANSI A117.1)

Existing Code Analysis

Provided by: Rogue Architecture

Dated: 03.31.2017

Applicable Codes: 2015 IBC w/ Appendix 'C'

Chapter 3 – Use and Occupancy Classification (IBC)

Section 302 - Classification

302.1	2-Business	Group B (Accessory Use)
302.1	10-Utility	Group U

Section 304 – Business – Group B

304.1 – Office Space

Section 312 – Utility – Group U

312.1 – Agricultural Building (Aquaculture)
Livestock Shelter
Tanks

Chapter 5 – General Building Heights and Areas (IBC)

Construction Type V-B (Non-Sprinklered)

Refer to Chapter 6

Proposed Building Area:

Existing Head House (Group B)	4,100 GSF
Existing Head House (Group U)	4,972 GSF
Proposed Fish House (Group U)	9,315 GSF
Existing Green House (Group U)	27,216 GSF
Total Floor Area	45,603 GSF

Table 503 – Allowable Building Heights and Areas – Type V-B (Non-Sprinklered)

Group U

Tabular Area	5,500 SF
Tabular Height	40'-0" / 1 Story

Group B

Tabular Area	9,000 SF
Tabular Height	40'-0" / 2 Story

Section 508 – Mixed-Use Occupancy

508.2 – Accessory Occupancies

- 508.2.1 - Occupancy Classification Section 302.1
 - 508.2.2 – Allowable Building Height Section 504
 - 508.2.3 – Allowable Building Area
10% of aggregate area & Max. Tabular NS area.

Proposed: Group B - 4,100 SF In Compliance

508.2.4 – Separation of Occupancies

Not required between main and accessory occupancies

Appendix C: Group U – Agricultural Buildings

Section C101 – General

C101.1 Scope

1. Livestock shelters or buildings.
4. Storage of equipment and machinery used exclusively in agriculture.
5. Horticultural structures, including detached production greenhouses and crop protection shelters.

Section C102 – Allowable Height and Area

Table C102.1 – Basic Allowable Area for a Group U, One Story in Height and Maximum Height of Such Occupancy.

Group U	Construction Type V-B
Tabular Area	12,000 SF
Tabular Height	40'-0" / 2 Stories
 C102.2 - One Story Unlimited Area	
Unlimited Area	60'-0" wide perimeter yards surrounding building

Section C103.1 – Mixed Occupancies

Mixed Occupancies protected in accordance with Section 508

Chapter 6 – Types of Construction (IBC)

Section 602 – Construction Classification

602. – Type V-B

Table 601 – Fire-Resistance Rating Requirements for Building Elements (Hours)

<u>Building Elements</u>	<u>Construction Type V-B</u>
Primary Structural Frame	0 hrs
Bearing Walls	
Exterior	0 hrs
Interior	0 hrs
Non-bearing Walls and Partitions	
Exterior	0 hrs
Interior	0 hrs
Floor Construction	0 hrs
Roof Construction	0 hrs

Chapter 8 – Interior Finishes (IBC)

Table 803.11 – Interior Wall and Ceiling Finish Requirements by Occupancy

Sprinklered	Exit Passageways	Corridors	Rooms
Group B	A	A	B
U	No Restrictions		

Chapter 9 – Fire Protection Systems (IBC & IFC)

Section 903 Automatic Sprinklers Systems

Figure 903.2 Summary of Occupancy Related Automatic Sprinkler Thresholds

Group B	
Proposed Total B	4,100 sf – Not Required
Group U	Unlimited
Appendix C	C102.2 – 60' Open Space Not Required

Chapter 10 – Means of Egress (IBC)

Section 1004 – Occupant Load

Table 1004.1.2 – Maximum floor area allowances per occupant

Occupant Load Refer to Egress Diagram **Sheet G1.0**

Section 1005 – Means of Egress Sizing

1005.3 – Minimum Required Egress Width	
Stair Width	0.3" / occupant
Other Egress Components	0.2" / occupant

Section 1009 – Accessible Means of Egress

1009.1 – Accessible Means of Egress	In Compliance
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Section 1016 – Exit Access

Table 1017.2 – Exit Access Travel Distance

B Occupancy NS	200'
U Occupancy NS	300'

Appendix C – Group U – Agricultural Buildings

Section C104 – Exits

C104.1 Exit Facilities Per Chapters 10 and 11

Exceptions

- | | |
|-------------------------|------------|
| 1. Max. Travel Distance | 300' |
| 2. One Exit Req. per | 15,000 sf. |

Section 1020 – Corridors

Table 1020.1 – Corridor Fire-Resistance Rating

U Occupancy – NS w/ Occ Load < 30 Occ	0 hr.
Occupancy – NS w/ Occ Load > 30 Occ	1 hr.

Chapter 11 – Accessibility (ICC•ANSI A117.1)

Section 1103 – Scoping Requirements

1103.2 – General Exceptions

1103.2.2 – Employee work areas	Limits per 907.5.2.3.1, 1009 and 1104.3.1
1103.2.7 – Limited access spaces	Non occupiable spaces
1103.2.9 – Equipment spaces	

Section 1104 – Accessible Route

In Compliance

Section 1106 – Parking and Passenger Loading Facilities

Table 1106.1 – Accessible Parking Spaces

Total Parking Spaces:	28
Required Mins No. of Accessible Spaces	2 (2 Provided)

Chapter 29 – Plumbing Systems (IBC)

Table 2902.1 – Minimum Number of Required Plumbing Fixtures

Group B – 40 Occupants (20 Male / 20 Female)

Group U – No requirements

Required Use Group	Water Closets	Lavatories	DFs	Other
B	1/25 (first 50) 1/50 Afterwards	1/40 (first 80) 1/80 Afterwards	1	Svc Sink

Provided - Existing Use Group	Water Closets	Lavatories	DFs	SSs
B	2	2	1 @ Break Room	1

Anticipated Occupancy per staffing plan accounts for 5 occupants

END OF CODE ANALYSIS

RESOLUTION NO. 23 – 25**THE BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO****A RESOLUTION ALTERING AND AMENDING HUERFANO COUNTY CODES
PERTAINING TO BUILDING CONSTRUCTION FOR ALL
UNINCORPORATED AREAS OF HUERFANO COUNTY, COLORADO.**

WHEREAS, the Board of County Commissioners in Resolution 21-22 created the Huerfano County Board of Review, under authority granted the Board of County Commissioners in C.R.S. §30-28-206; and,

WHEREAS, Huerfano County Board of Review was granted in Resolution 21-22 certain powers and duties including the duty to formulate suggested amendments to the building code and to recommend for adoption substantive rules and regulations based on the provisions of the adopted building codes after a public hearing of the Board of Review; and,

WHEREAS, the Huerfano County Board of Review held a public meeting on May 31, 2023, and unanimously recommended the 2021 International Building Codes to go to a Public Hearing with the Huerfano Board of County Commissioners on June 13, 2023 and recommended the Board of Commissioners adopt and with any necessary amendments the 2021 edition of the building codes published by the International Code Council, Inc.; and,

WHEREAS, pursuant to C.R.S. § 30-28-201 the Huerfano County Board County Commissioners by Resolution 86-12 adopted Uniformed Codes on April 16, 1986 and, amended said code to codes created by the International Code Council, Inc., by Resolution 05-10 on June 29, 2005; by Resolution 08-10 on June 8, 2008; and by Resolution 17-12 on January 31, 2017; and,

WHEREAS, pursuant to C.R.S. § 30-28-204 the Huerfano County Board of County Commissioners desire to amend said codes, and a public hearing was held on June 13, 2023 after being publicized in the World Journal on May 25, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Huerfano County, Colorado that the following is hereby adopted:

Section 1. Amended Codes Adopted.

The Huerfano County Building Code is hereby amended and that said code shall continue apply to all areas of unincorporated Huerfano County, and building standards adopted within Resolution 17-12 are rescinded in their entirety and the following codes are here by adopted, with the additions, insertions, attachments, deletions and changes as described herein to have the same force, and effect as set forth herein in every particular, for the purpose of protecting the general public health, safety and welfare:

1. International Building Code "IBC" 2021 edition, including appendix chapters C & F;
2. International Residential Code "IRC" 2021 edition, including appendix chapters F, J, R, & S;
3. International Mechanical Code "IMC" 2021 edition;

4. International Energy Conservation Code "IECC" 2021 edition;
5. International Fuel Gas Code "IFGC" 2021 edition;
6. American National Standard on the design and Construction of Log Structures "ICC 400-2022"
7. International Existing Building Code "IEBC" 2021 edition

Section 2. Conflict Between Codes

In the event there shall be a conflict between the provision of the Huerfano County Building Code and Huerfano County's specific Land-use Regulations, Huerfano County's Land-use Regulations shall prevail.

Section 3. Savings Clause

If any part, section, subsection, sentence, clause or phrase of this Resolution or of the code adopted hereby is for any reason held to be invalid, such decision shall not affect the validity of the remaining sections of this Resolution or of the referenced code in any part, section, subsection, sentence, clause or phrase thereof, and the Huerfano County Board of County Commissioners hereby declares that it would have passed this Resolution and adopted said code in each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

Section 4. References in other Resolutions

All references to the building codes in the various Resolutions of Huerfano County, or in any other Huerfano County Regulation whatsoever, shall be interpreted to refer to the Huerfano County Building Code as amended and adopted by this Resolution.

Section 5. Repeal

Any or all resolutions or parts of resolutions of Huerfano County, Colorado, in conflict or inconsistent herewith are hereby repealed, provided however, that the repeal of any resolution or parts of resolutions of Huerfano County shall not revive any other section of any resolution or resolutions here before repealed or superseded.

Section 6. Matters Not Affected by Repeal

The repeal of resolutions and parts of resolutions of a permanent or general nature shall not affect any offense committed or act done, any penalty or forfeiture incurred, or any contracts right or obligation, established prior to the time when said resolution and parts of resolutions are repealed.

Section 7. Amendments / Deletions

References in all Codes to electrical requirements: *change to read:* All installation and repairs must comply with the adopted Rules and Regulations of the Colorado State Electrical Board, pursuant to C.R.S. §12-34-104 (2) (a).

References in all Codes to plumbing and fuel gas piping requirements: *change to read:* All installation and repairs must comply with the State of Colorado Model Plumbing and Fuel Gas Code of Standards, determined by the Colorado State Examining Board of Plumbers.

References in all Codes to Building Official: *change to read:* Huerfano County Code Enforcement Officer.

Construction of agricultural structures on lands without a one-or-two family dwelling shall only be allow within an agricultural zoning district, and must meet the requirement of the IBC Appendix "C".

IBC, IRC, IMC, & IECC 101.1 Title. *Change to read:* These Regulations shall be known as the Huerfano County Building Code, hereinafter referred to as "the code".

IBC, IRC, IMC, & IECC 103.1 Creation of enforcement agency. *Change to read:* Administration and enforcement of this Code and all related and secondary codes are hereby delegated to the Huerfano County Land-Use Department. Wherever in this code the phrase "building official" appears, it shall be construed to refer to the Huerfano County Code Enforcement Officer.

IBC 105.1.1 Annual Permit. *Delete;*

IBC 105.2 Work exempt from permit. *Delete Number ten (10);*

IRC R106.1 Submittal documents. *Add:*

- 106.1.5 Applications.** An application for building permits shall be made to the County Building Inspector on forms provided by Huerfano County.
- 106.1.6 Sanitation.** Pursuant to C.R.S. §25-10-112 (1) and section 6.05 of the Huerfano County Building Regulations adopted with Resolution 21-22, the applicant must show proof of an approved sanitation system.
- 106.1.7 Water.** Show proof of adequate water pursuant to Huerfano County Board of County Commissioners Resolution No: 21-22.
- 106.1.8 Right to develop.** Applicant must show proof of property ownership. If the applicant is different than the property owner, they must hold a Huerfano County Contractor license that is appropriate for the type of construction being permitted and have written authorization to act as the owner's agent. Proof of ownership must include a complete property description, unless otherwise approved by the building inspector.
- 106.1.9 Exterior elevations.** Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.
- 106.1.10 Foundation plan.** Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan. Each set of foundation plans shall meet the requirements of Huerfano County Board of County Commissioner Resolution No: 09-16.
- 106.1.11 Floor plan.** Show all floors including basements. Show all rooms, with their use. Overall dimensions and location of all structural

elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, areas of refuge, occupancy separations, fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

106.1.12 Framing plan. Show all structural and non-structural members, their size, methods and details of attachment, connections, location and materials for floor, roof, and wall section. When required by this code show all fire rated assemblies and fire resistant penetrations.

IRC R106.2 & IBC 107.2.5 Site Plan. *Change to read:*

The site plan shall include the following items:

1. In all zoning districts (with the exception of agricultural) a site improvement survey with a seal by a Colorado Registered Land Surveyor is required in addition to items two through ten. At the discretion of the Land Use Director, this requirement may be waived.
2. A legible sheet or map, drawn to an appropriate scale, as accepted by the Building Inspector, showing the location, height and approximate dimensions or envelope location of each existing and proposed structure, and the uses to be contained within the existing and/or proposed structures.
3. The existing and proposed building setbacks and the building area with reference to property lines, highway, street or road rights-of-way, watercourses, and other natural and historic features of the site.
4. The location, size, number of spaces and surfacing of any existing or proposed parking and loading areas.
5. The location of any existing and proposed roads, streets, footpaths, traffic devices, and driveways.
6. The location, if any, and pertinent characteristics of any existing or proposed signs, lighting fixtures, and landscaping.
7. The location of any easements on the property.
8. The anticipated location of all water, sewage disposal, electrical, telephone, and other utilities.
9. All finished grading and storm water runoff.
10. A vicinity map locating the proposed site in relationship to the surrounding area within 500 feet of the property boundaries.

IBC 108 & IRC R107.1 Temporary Structures. *Change to read:* Permits for temporary structures and uses shall be issued in accordance with Section 1.12 of the Huerfano County Zoning Regulations.

IBC 109.2, IRC R108.2 and IMC 106.5.2 Schedule of Permit Fees. *Change to read:* On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with Resolution 19-15. Fee schedules are established by the Huerfano County Board of County Commissioners, and are subject to change by resolution.

IBC 109.3 & IRC R108.3 Building Permit valuations. *Change to read:* Building valuation will be set in accordance with Resolution 19-15. Building valuations are established by the Huerfano County Board of County Commissioners, and are subject to change by Resolution.

IBC & IRC R108.6 Fee Refunds. *Change to read:* The Building Official shall not authorize refunding of any building permit fee, except upon written request by the property owner, within 30 days of the day the permit was issued.

IBC 113.3 & IRC R112.3 Board of Appeals Qualifications. *Change to read:* The board of appeals shall consist of members of the Huerfano County Regional Building Authority.

IRC R301.2 Climatic and geographic design criteria. *Add the following criteria to Table R301.2 (I)*

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY
	SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	
See Attachment 1	130	NO	YES	NO	B

SUBJECT TO DAMAGE FROM							
WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
Severe	See Attachmen t 1	Moderate to Heavy	0° F	YES (apply to elevations above 6200 ft.)	See Section 1612.3 amended	2000	Walsenburg 51.3°F Rye 46.6°F Westcliffe 42.2°F

IBC 1608.2 Ground snow loads. *Change to read:* reference IRC R301.2, as amended.

IBC 1609.1.1 Determination of wind loads. *Change to read:* reference IRC R301.2, as amended.

IBC Table 602.1 H Fire-resistance rating requirements. *Add footnote h:* Where the distance between aircraft hangers is five feet or greater, construction is of non-combustible materials, and there are no penetrations in the structures adjacent wall the fire-resistance rating for the exterior walls is zero hours.

IRC R302.13 Fire protection of floors. *Delete.*

IRC R313.2 One-and two-family dwellings automatic fire systems. *Delete.*

IRC 608.1 General ICF construction. *Change the last sentence to read:* When ACI 318' or the provisions of this section are used to design insulation concrete form walls, project drawings, typical details and specification are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the Colorado State law, Huerfano County Resolution, or the Huerfano County Code Enforcement Officer.

IBC 705.3 Building on the same lot. *Add exception #3 to read:* This section shall not apply to S- 1 Aircraft Hangers installed at the Huerfano County Airport.

IRC Table N1102.1.2, IECC Table R402.1.2, & ICC 400-2012 table 305.3.1.2 Insulation and Fenestration Requirements by Component. *Change by amending climate zone 5 as follows:*

- Ceiling R-value: from R-49 to R-38.
- Wood framed walls cavity insulation: from R-20 to R19.
- Basement wall R-value: from 15/19 to 10/13.
- Crawl space wall R-Value: from 15/19 to 10/13.

IRC N1102.4.1.2 & IECC R402.4.1.2 Testing. *Delete.*

IRC N1103.3.5 & IECC 403.3.5 Building Cavities. *Change to read:* Building framing cavities shall not be used as supply ducts.

IRC M1901.2.1 Cooking Appliances *Add:* Commercial gas cooking appliances are allowed as long as the entire kitchen follows the 2021 IBC Codes for commercial kitchens.

IECC C401.3 Thermal Envelope Certificate. *Change to read:* shall be completed by the Building Official or their designee to be included on the Certificate of Occupancy.

IECC R402.2.1 Ceilings with attics. *Delete*

IECC 2021 Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements. *Change to IECC 2018 Table R402.1.2. See Attachment 2.*

IECC 2021 Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Component. *Change to IECC 2018 Section R402.1.3, referencing Table R402.1.2. See Attachment 2.*

IECC R 402.2.3 Eave Baffle. *Delete*

IECC R 402.2.4 Access Hatches and Doors. *Delete*

IECC R 402.2.7 Floors. *Delete*

IECC R 402.2.8 Basement Walls. *Delete*

IECC R 402.2.9 Slab-on-grade floors. *Delete everything but the first sentence*

IECC R 402.2.10 Crawl Space Walls. *Delete*

IECC R 402.3.5 Sunroom and Heated Garage fenestration. *Delete*

IECC R 402.4.1 Building Thermal Envelope. *Delete*

IECC R 403.1.1 Programmable Thermostat. *Delete*

IECC R 403.3.2 Ducts Located in Conditioned Spaces. *Change to IECC 2018 Code Section R 403.3.2. See Attachment 3.*

IECC R 403.6.3 Mechanical Ventilation Testing. Delete**Section 8. Effective Date.**

This resolution is effective upon adoption. The 2021 Codes shall be adopted immediately and the 2015 codes shall be repealed effective at the end of the day on December 31, 2023. The Land Use and Building Department will offer permit applicants the choice of which code to be permitted under until the end of the day on December 31, 2023.

Section 9. Public Welfare Statement

This resolution is deemed by the Board of County Commissioners for Huerfano County to be in the best interest of the general public, their health, safety, morals, and welfare, including the safety, protection, and sanitation of such dwellings, buildings and structures as affected there-by.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS 13th day of JUNE 2023.



ATTEST:

DocuSigned by:

Erica Vigil

County Clerk and Recorder and
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

DocuSigned by:

BY

John Galusha

John Galusha, Chairman

DocuSigned by:

Arica Andreatta

Arica Andreatta, Commissioner

DocuSigned by:

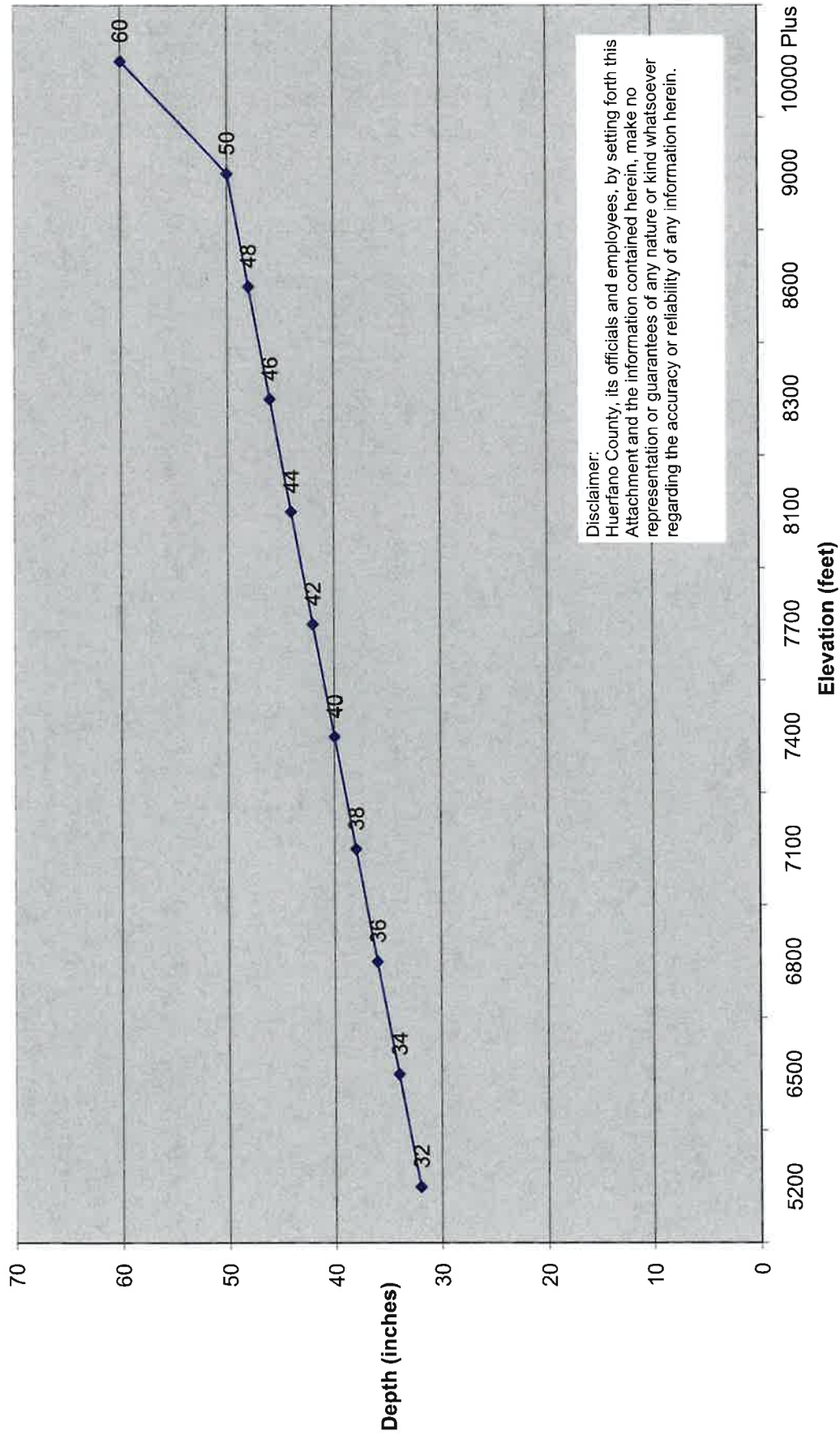
Karl Sporleder

Karl Sporleder, Commissioner

HUERFANO SNOW AND FROST DEPTH CHART			
Place Reference	Elevation	Snow Load	Frost Depth
Apache Creek Ranch	6000	30	33
Walsenburg (courthouse)	6200	30	33
Lascar Rd (at 660)	6310	30	33
Silver Spurs (310 and 312)	6470	32	34
Rio Cucharas	6500	34	34
Gardner	6980	38	37
Blackhawk Ranch	7000	38	38
La Veta	7050	38	38
Navajo (510 and Navajo Rd)	7080	38	38
CL&G Unit CC-1	7500	42	41
Raspberry Mountain Ranch	8000	44	43
Cuchara (downtown)	8500	46	47
Panadero (at bottom of Panadero Loop)	9000	48	49
Panadero (at the mercantile)	9260	50	52
	9500	52	55

Huerfano County Frost Depth

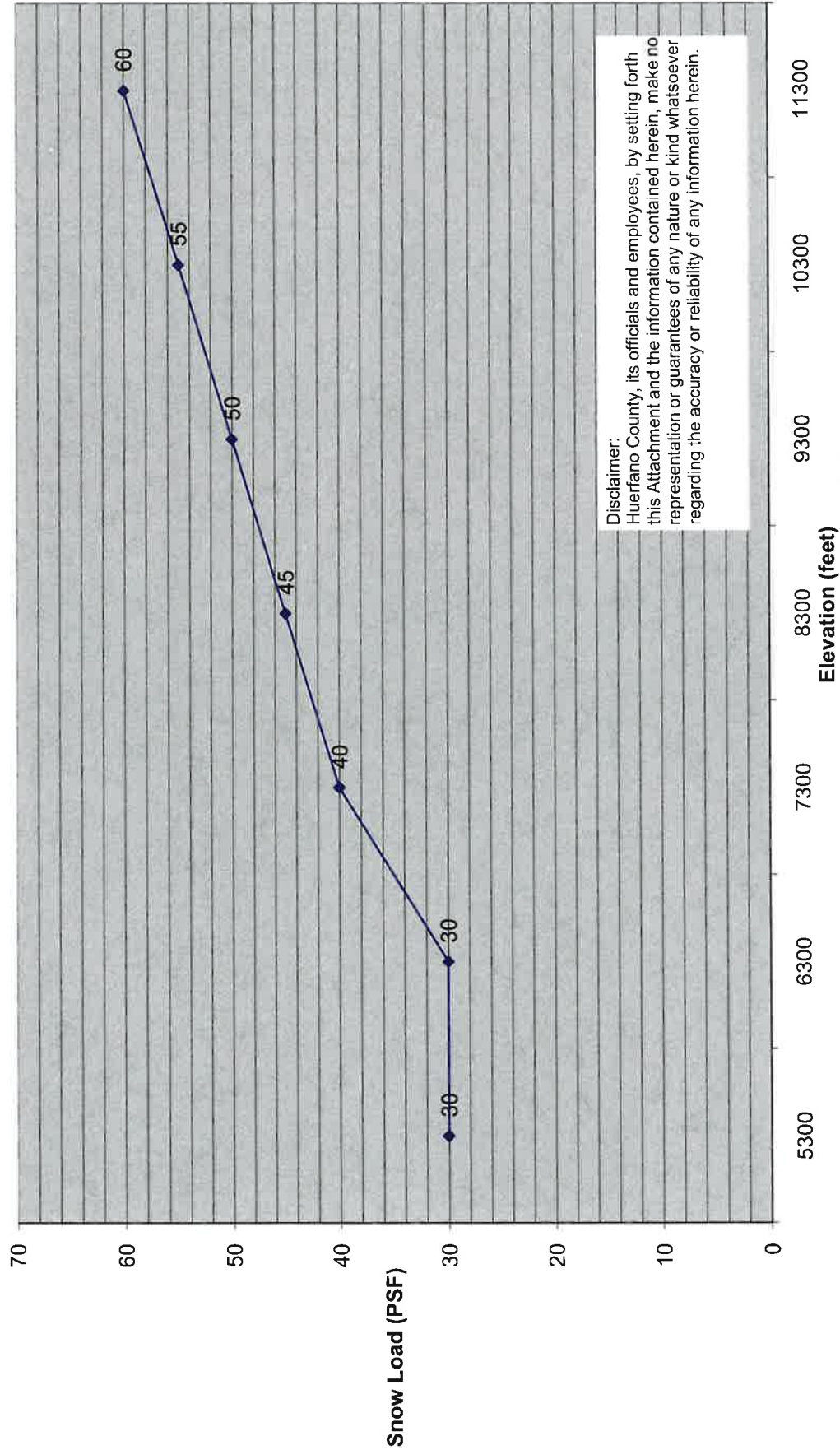
Attachment 1



Huerfano County Snow Loading

Attachment 1

Based on study done for Fremont County by Ketchum, Ryan, and Fleming, Consulting Engineers, Denver Colorado.



R403.3.2Sealing (Mandatory). P

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or International Residential Code, as applicable.

R403.3.2.1Sealed air handler.

apps

Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193