



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

February 20, 2025 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

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES REVIEW
 - a. Minutes from February 06, 2025
4. APPOINTMENTS
5. NEW BUSINESS
 - a. New Building Department Fees
6. OLD BUSINESS
 - a. Updating Current Building Codes
7. DISCUSSION
8. ADJOURNMENT
9. UPCOMING MEETINGS

Huerfano County wants to ensure that everyone has equal access to our programs, activities, and services. To request an Americans with Disability Act (ADA) accommodation, please call 719-738-3000 x200. Submit your request as early as possible, and no later than two business days before the event.



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

February 06, 2025 at 3:00 AM
Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

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

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE

Meeting started at 3:07pm.

2. ROLL CALL

Present

Mary Norby, Ryan Gies (online), Frank Kirkpatrick, Aliyah Field, John Hunt, Oscar Duenez, Mike Worley, Tyler Vaughan. On line Kelly Santacruz.

3. UPCOMING MEETINGS

Election of Chairperson and Vice Chairperson.

Motion made by Aliyah Field and second by Frank Kirkpatrick to amend the agenda from Upcoming Meetings to Vote for Chair and Vice Chair. Motion passed unanimously.

Motion made by Frank Kirkpatrick and second by Aliyah Field to elect Mary Norby as Chairperson for the 2025 year. Motion passed unanimously.

Motion made by Frank Kirkpatrick to elect Jacque Sikes as Vice Chairperson and second by Aliyah Field, motion passes unanimously.

4. MINUTES REVIEW

a. Minutes from December 2024

Motion made by Frank Kirkpatrick to accept the minutes as written. Second by Aliyah Field. Motion passed unanimously.

5. APPOINTMENTS

6. NEW BUSINESS

a. Contractor License Complaint J&O

Motion made by Ryan Gies and second by Aliyah Field to have J&O Roofing and Exteriors go to the Worley residence with Ryan Sablich to evaluate a fix where the leaks in the roof are coming from, and to have this done prior to March 30th, 2025 (This is when the Contractor's

License expires) J&O Roofing and Exteriors is to not take on any new work in Huerfano County until the Worley Job is complete and J&O Roofing and Exteriors goes back to the HCBA when complete to see if they can continue with their License in Huerfano County.

7. OLD BUSINESS

a. BP 19-028 Santacruz

Motion made by Ryan Gies and second by Frank Kirkpatrick to extend the permit along with the payment of \$400.00 along with fees/back payment, with the conditions to have Ryan Sablich go to the job site with the Contractor Tyler Vaughan (Rodeo Remodel) and evaluate and mark everything that was exposed to the elements, have it re-enforced and if anything is in question to talk to the County Engineer Bruce Roscoe.

Motion Passed Unanimously.

8. DISCUSSION

a. Fee Schedule

Examples passed out of fee schedules for the Building Departments of other jurisdictions. Motion made by Frank Kirkpatrick and second by Aliyah Field to bring to the next meeting February 20th, 2025 to vote on fee schedules and Building Code amendments ready to go to the Board of Adjustment. Motion passed unanimously.

9. ADJOURNMENT

Motion made by Ryan Gies and second by Frank Kirkpatrick to adjourn the meeting at 5:09pm.

Motion passed unanimously

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Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 506



Item 5a.

Fees List

.01	1 st Address Assignment	150.00
.02	Address Verification or Change	50.00 each occurrence
.03	Fee for issuing a Certificate of Occupancy	150.00

Update to 2021 square footage costs from previous 2012 costs.

Temporary Certificate of Occupancy	150.00 (finish by TCO expiration \$0 fee)
Courtesy Inspection	100.00
Re-inspection fee	200.00
Permit Renewal	change from 50.00 to 100.00
Issuing a Certificate of Occupancy after 3 years	250.00
Permit late fee	25.00 per year
Commercial TCO	200.00
Commercial CO	300.00



Building Valuation Data – FEBRUARY 2021

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in August 2021. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2021 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs

include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$188.18/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$188.18/sq. ft x 0.0075
= \$22,582

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	263.06	254.15	247.55	237.53	223.05	216.60	229.90	207.42	199.94
A-1 Assembly, theaters, without stage	241.02	232.11	225.51	215.49	201.01	194.56	207.86	185.38	177.89
A-2 Assembly, nightclubs	205.93	199.80	194.89	186.91	176.19	171.34	180.27	159.46	154.02
A-2 Assembly, restaurants, bars, banquet halls	204.93	198.80	192.89	185.91	174.19	170.34	179.27	157.46	153.02
A-3 Assembly, churches	243.83	234.92	228.32	218.30	204.21	198.79	210.67	188.58	181.10
A-3 Assembly, general, community halls, libraries, museums	204.02	195.11	187.51	178.49	163.01	157.56	170.86	147.38	140.89
A-4 Assembly, arenas	240.02	231.11	223.51	214.49	199.01	193.56	206.86	183.38	176.89
B Business	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
E Educational	222.69	214.99	208.81	199.81	186.17	176.74	192.93	162.78	157.80
F-1 Factory and industrial, moderate hazard	125.58	119.68	112.86	108.68	97.37	92.83	104.02	80.23	75.34
F-2 Factory and industrial, low hazard	124.58	118.68	112.86	107.68	97.37	91.83	103.02	80.23	74.34
H-1 High Hazard, explosives	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	N.P.
H234 High Hazard	117.37	111.47	105.65	100.47	90.40	84.87	95.81	73.27	67.37
H-5 HPM	212.46	204.72	197.90	188.18	171.81	165.32	180.77	151.15	144.35
I-1 Institutional, supervised environment	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
I-2 Institutional, hospitals	355.95	348.21	341.39	331.67	314.48	N.P.	324.26	293.82	N.P.
I-2 Institutional, nursing homes	247.27	239.53	232.71	222.99	207.36	N.P.	215.58	186.70	N.P.
I-3 Institutional, restrained	241.59	233.85	227.03	217.31	202.46	194.97	209.90	181.80	173.00
I-4 Institutional, day care facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
M Mercantile	153.55	147.41	141.50	134.53	123.48	119.63	127.88	106.75	102.31
R-1 Residential, hotels	213.59	206.35	200.28	192.29	176.78	171.95	192.54	158.70	154.00
R-2 Residential, multiple family	179.04	171.80	165.73	157.74	143.25	138.43	157.99	125.18	120.47
R-3 Residential, one- and two-family ^d	166.68	162.17	157.99	154.10	149.61	144.19	151.48	138.79	130.58
R-4 Residential, care/assisted living facilities	211.58	204.34	198.27	190.28	175.02	170.20	190.53	156.95	152.25
S-1 Storage, moderate hazard	116.37	110.47	103.65	99.47	88.40	83.87	94.81	71.27	66.37
S-2 Storage, low hazard	115.37	109.47	103.65	98.47	88.40	82.87	93.81	71.27	65.37
U Utility, miscellaneous	89.90	84.75	79.27	75.71	67.97	63.50	72.24	53.83	51.28

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$23.20 per sq. ft.

RESOLUTION NO. 25-XX**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. *Add Number eleven (11); Loafing sheds with a minimum of three open sides (any size).*

IRC R106.1 Submittal documents. *Add:*

- 106.1.6 Applications.** An application for building permits shall be made to the County Building Inspector on forms provided by Huerfano County.
- 106.1.7 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.
- 106.1.8 Water.** Show proof of adequate water pursuant to Huerfano County Board of County Commissioners Resolution No: 21-22.
- 106.1.9 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.
- 106.1.10 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.
- 106.1.11 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.
- 106.1.12 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.

106.1.13 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.

IBC107.2.6 & IRC R106.2 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 25-XX. 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 109.6 & 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	115	NO	YES	NO	B

SUBJECT TO DAMAGE FROM							
WEATHERING	FROST LINE DEPTH	TERMIT E	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
Severe	See Attachment 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

Zone 5B (R301.1)

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.

Item 6a.

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.*

IRCN1103.3.5 & IECC 403.3.5 Building Cavities. *Change to read:* Building framing cavities shall not be used as supply ducts.

IRC G2447.2 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. *Delete*

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.*

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 _____, 2025.



BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

BY _____
Karl S. Sporleder, Chairman

James L. Chamberlain, Commissioner

Mitchell Wardell, Commissioner

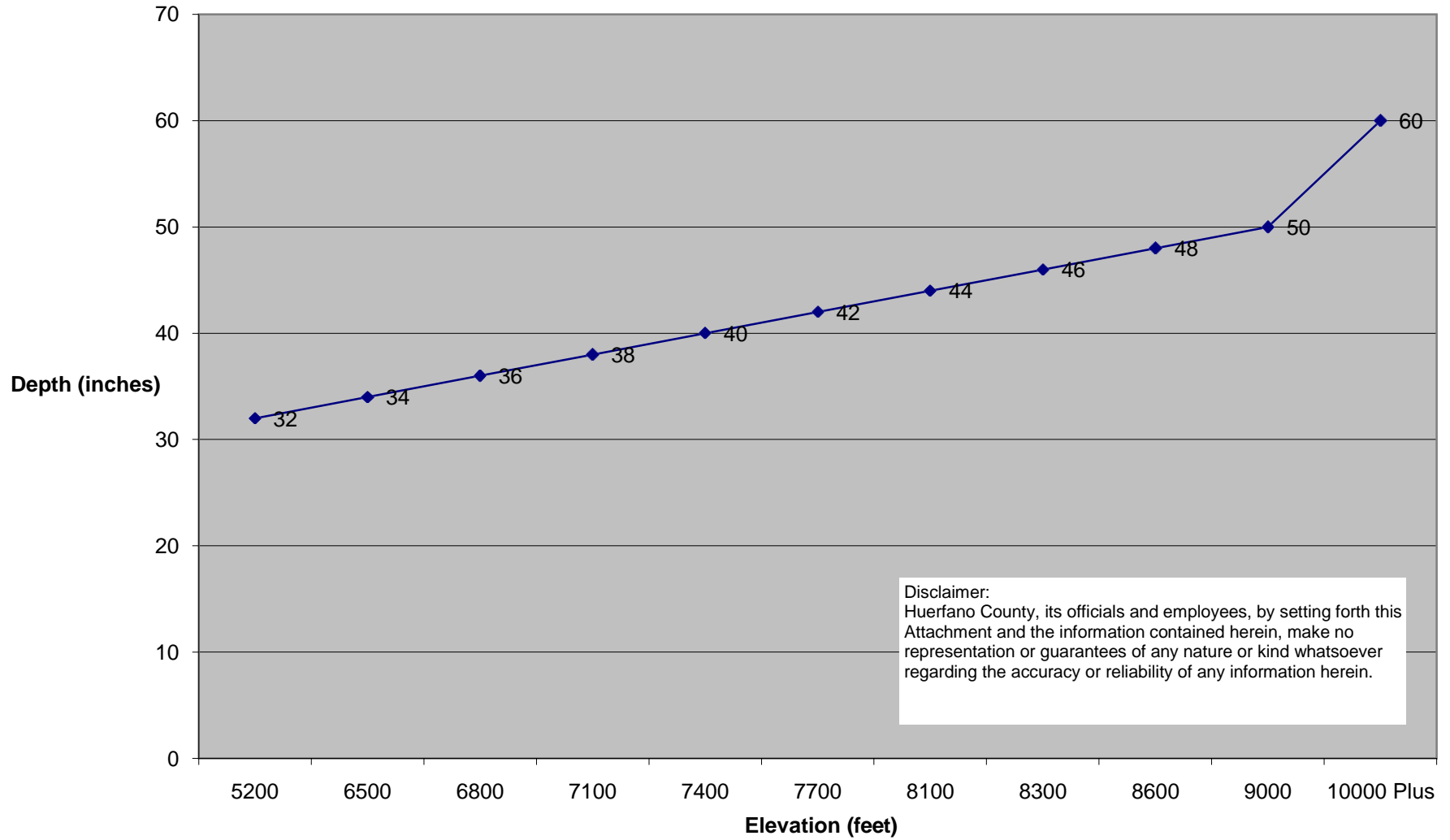
ATTEST:

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

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

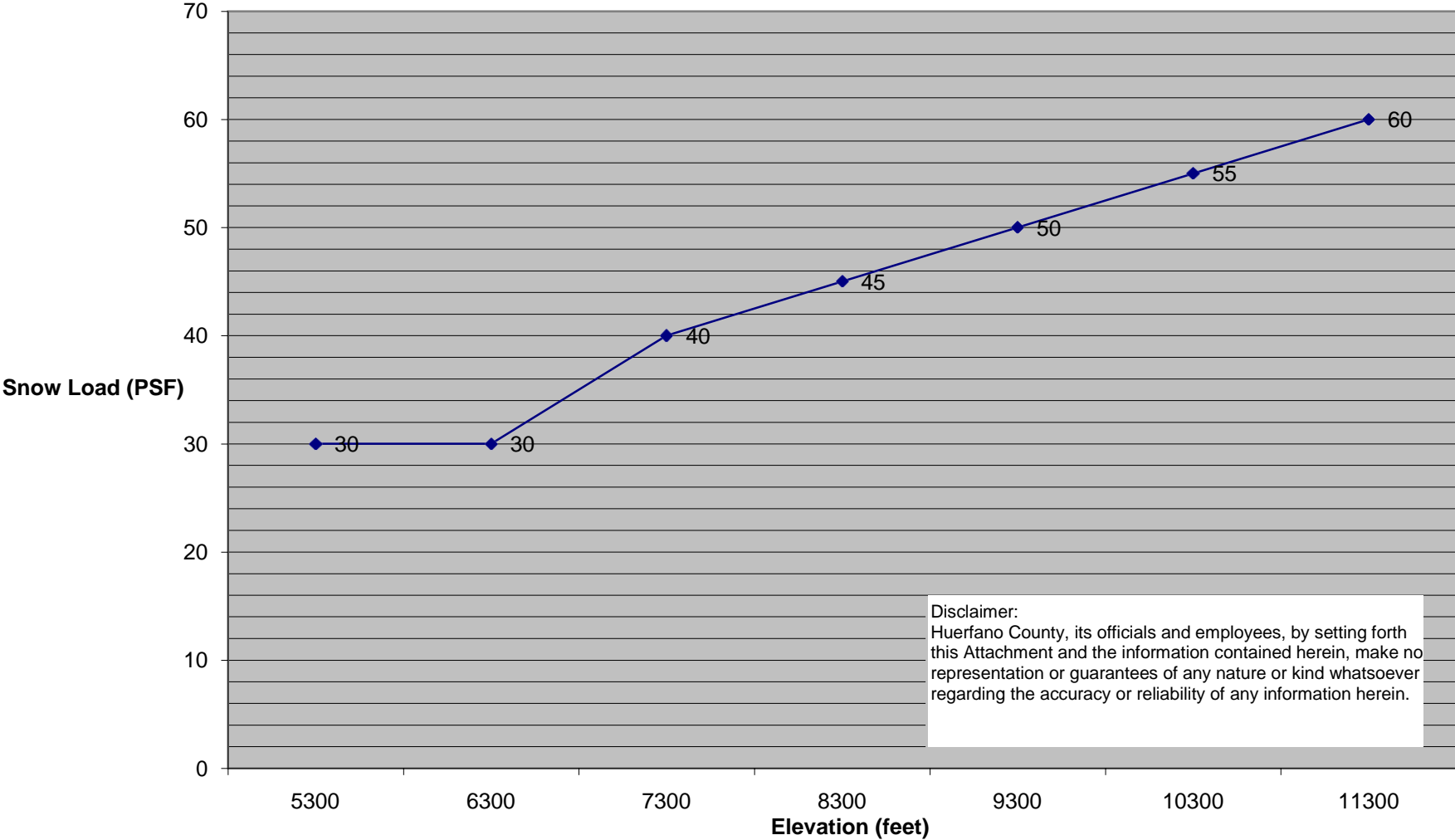
Attachment 1



Huerfano County Snow Loading

Attachment 1

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



Disclaimer:
Huerfano County, its officials and employees, by setting forth this Attachment and the information contained herein, make no representation or guarantees of any nature or kind whatsoever regarding the accuracy or reliability of any information herein.

Basis: Average WT of snow = 14 Pounds per cubic foot.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	NR	0.75	0.25	30	1 3	3/4	13	0	0	0
2	0.40	0.65	0.25	38	1 3	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	309	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 ^h or 13+10 h	15/20	309	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ^h or 13+10 h	19/21	389	15/19	10, 4 ft	15/19

NR = Not Required.

For SI: 1 foot= 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R-value* of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by [figure R301.1](#) and [Table R301.1](#).
- g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with [Section R402.2.5](#). The second R-value applies where more than half of the insulation is on the interior of the mass wall.

R403.3.2 Sealing (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.

R403.3.2.1 Sealed 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