



**PARK COUNTY, COLORADO  
BOARD OF COUNTY COMMISSIONERS  
Resolution No. 23014**

**A RESOLUTION APPROVING AND ADOPTING THE PARK  
COUNTY 2018 BUILDING CODE**

Be it resolved by the Board of County Commissioners of the County of Park that the 2018 Building Code with its revisions and exemptions attached as Exhibit A hereto and incorporated by this reference is hereby approved and adopted.

Moved, seconded, and approved this 2 day of May, 2023

**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

A handwritten signature in black ink, appearing to read "Amy Mitchell".

\_\_\_\_\_  
Amy Mitchell, Chairperson

ATTEST:

A handwritten signature in black ink, appearing to read "Milena Kassel".

\_\_\_\_\_  
County Clerk

COMMISSIONER MITCHELL : YEA X NAY    

COMMISSIONER ELSNER: YEA X NAY    

COMMISSIONER WISSEL: YEA X NAY

PARK COUNTY DEVELOPMENT SERVICES ADDENDUM 1

AMENDMENTS TO THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL RESIDENTIAL CODE (IRC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FUEL GAS CODE (IFGC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC), INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC), INTERNATIONAL CODE COUNCIL PERFORMANCE CODE (ICCP), INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IWUIC), AND THE INTERNATIONAL EXISTING BUILDING CODE (IEBC).

(IRC, IFC, IBC, IMC, IEBC, ISPSC, IPMC, ICCPC, IWUIC, IECC)

**SECTION 101**

**GENERAL**

**Replace [Name of Jurisdiction] with:**

**101.1 Title.** Park County Development Services (IRC, IFC, IBC, IMC, IEBC, ISPSC, IPMC, ICCPC, IWUIC)

**C101.1 Title.** Park County Development Services (IECC – Commercial Provisions)

**R101.1 Title.** Park County Development Services (IECC – Residential Provisions)

**Add the following new Section:** (IRC, IBC, IEBC, ISPSC, IMC, IPMC, IFC, ICCPC, IWUIC)

**101.2.2 Date effective.** This code shall become effective upon adoption by the Board of County Commissioners. Applications for permits made prior to this adoption by the Board of County Commissioners, shall be governed by the terms of the code in effect at the time of application. Applications under the 2012 codes will be accepted until 12/31/2023.

**Add the following sections to the 2018 IECC**

**C101.2.1 Date effective.** This code shall become effective upon adoption by the Board of County Commissioners. Applications for permits made prior to this adoption by the Board of County Commissioners, shall be governed by the terms of the code in effect at the time of application. Applications under the 2012 codes will be accepted until 12/31/2023.

**R101.2.1 Date effective.** This code shall become effective upon adoption by the Board of County Commissioners. Applications for permits made prior to this adoption by the Board of County Commissioners, shall be governed by the terms of the code in effect at the time of application. Applications under the 2012 codes will be accepted until 12/31/2023.

**Add the following new Sections:** (IRC, IBC, IEBC, ISPSC, ICCPC, IPMC)

**101.2.4 Plumbing** The provisions of the *International Plumbing Code*, as administered by the State of Colorado.

**101.2.5 Electrical.** The provisions of the National Electrical Code (NFPA-70), as administered by the State of Colorado.

**101.2.6 Private Sewage Disposal.** The provisions of the Park County On-Site Wastewater Treatment System Regulations shall be administered by the Park County Development Services.

**SECTION 102 (IBC, IRC, IFC, IECC, IMC, IEBC, ISPSC, IPMC, ICCPC, IWUIC)**

**APPLICABILITY**

**Replace the language of Section 102.5 with the following:**

**102.5 Appendices.** Provisions in the appendices shall apply unless specifically listed in the following exceptions:

**(IRC)**

**Exceptions:**

1. Appendix A – Sizing and Capacities of Gas Piping.
2. Appendix E – Manufactured Housing Used as Dwellings.
3. Appendix I – Private Sewage Disposal.
4. Appendix J – Existing Buildings and Structures.
5. Appendix N – Venting Methods (Plumbing).
6. Appendix P – Sizing of Water Piping System.
7. Appendix T – Solar Ready Provisions – Detached One- and Two-Family Dwellings and Townhouses.

**(IBC)**

**Exceptions:**

1. Appendix A – Employee Qualifications
2. Appendix D – Fire Districts
3. Appendix E – Supplementary Accessibility Requirements
4. Appendix F – Rodent Proofing
5. Appendix H – Signs.
6. Appendix K – Administrative Provisions for NFPA 70 – National Electrical Code.
7. Appendix M – Tsunami-Generated Flood Hazard
8. Appendix N – Replicable Buildings

**(IMC)**

**Exceptions:**

1. Appendix B – Recommended Permit Fee Schedule.

**Section 103.2 Appointment is amended to read as follows:** (IBC, IRC, IFC, IMC, IEBC, ISPSC, IPMC, IWUIC)

**103.2 Building Official.** The Building Official is hereby authorized to enforce all of the provisions of this code. Nevertheless, such authorization shall be neither an express nor implicit guaranty that all buildings and structures have been constructed within reasonable and close conformance of the code and the responsibility of said conformance remains with the property owner of record at the time of construction.

**Add the following sections to the 2018 IECC for Appointment**

**C101.2.2 Building Official.** The Building Official is hereby authorized to enforce all of the provisions of this code. Nevertheless, such authorization shall be neither an express nor implicit guaranty that all buildings and structures have been constructed within reasonable and close conformance of the code and the responsibility of said conformance remains with the property owner of record at the time of construction.

**R101.2.2 Building Official.** The Building Official is hereby authorized to enforce all of the provisions of this code. Nevertheless, such authorization shall be neither an express nor implicit guaranty that all buildings and structures have been constructed within reasonable and close conformance of the code and the responsibility of said conformance remains with the property owner of record at the time of construction.

**SECTION 104**

**DUTIES AND POWERS OF BUILDING OFFICIAL (IBC, IRC, IEBC)**

**Section 104.10.1 (Flood hazard areas) replace Table R301.2(1) with the following:**

**104.10.1 Flood hazard areas.** The building official shall not grant modifications to any provisions of this code for property in the Zone A Special Flood Hazard Area established in the Floodplain Development Regulations and all other County regulations unless a determination has been made that:

**SECTION 105**

**PERMITS (IBC, IRC, IEBC)**

**Section 105.1 Delete electrical, gas and plumbing permit requirements.**

**Section 105.1 Required.** Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any mechanical system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

**Section 105.2 Delete electrical, gas and plumbing exemptions for work exempt from a permit: (IBC, IRC, IEBC)**

**SECTION 106 (IRC)**

**CONSTRUCTION DOCUMENTS**

**Section 106.1. Delete first sentence and replace with:**

**R106.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be submitted electronically, or as approved by the building official, with each application for a permit.

**SECTION 107 (IBC)**

**CONSTRUCTION DOCUMENTS**

**Section 107.1. Delete first sentence and replace with:**

**R107.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be submitted electronically, or as approved by the building official, with each application for a permit.

**SECTION 105.4.1 (IFC)  
CONSTRUCTION DOCUMENTS**

**Section 105.4.1 Delete first sentence and replace with:**

**R105.4.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be submitted electronically, or as approved by the building official, with each application for a permit.

**SECTION 106.3.1 (IMC)  
CONSTRUCTION DOCUMENTS**

**Section 106.3.1 Delete first sentence and replace with:**

**R106.3.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be submitted electronically, or as approved by the building official, with each application for a permit.

**SECTION 106 (IEBC)  
CONSTRUCTION DOCUMENTS**

**Section 106.1. Delete first sentence and replace with:**

**106.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be sub-mitted electronically, or as approved by the building official, with each application for a permit.

**SECTION 108 (IWUIC)  
CONSTRUCTION DOCUMENTS**

**Section 108.1. Delete first sentence and replace with:**

**108.1 Submittal documents.** Submittal documents consisting of construction documents, and other data shall be sub-mitted electronically, or as approved by the building official, with each application for a permit.

**Section 106.2.1 Insert after 1<sup>st</sup> sentence the following language:**

**106.2.1 Site plan or plot plan.** Plans shall also include setbacks, location of utilities, private well and wastewater sites, ditches, rivers, lakes, drainages, slopes greater than 30%, accesses, and road grade at access to Rights-of-way.

**Table R301.2(1) (IRC)**

**Replace the ground snow load, wind design speed, special wind region and frost depth with the following:**

**TABLE R301.2(1)**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD <sub>o</sub>	WIND DESIGN			
	Speed (mph)	Topographic effects <sub>k</sub>	Special wind region <sub>l</sub>	Windborne debris zonem
<u>ASCE 7-22 Hazard Tool</u>	<u>ASCE 7-22 Hazard Tool</u>	Yes	<u>ASCE 7-22 Hazard Tool</u>	—

SEISMIC DESIGN CATEGORY <sub>f</sub>	SUBJECT TO DAMAGE FROM		
	Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>
B	Severe	24	Slight to Moderate

WINTER DESIGN TEMP <sub>e</sub>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
2 Degrees Fahrenheit	Yes	See FIRM Maps	2500	Site Dependent

**Section R313.1 Exception (IRC)**

**Add language to end of exception:**

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed or townhouses that have common walls complying with the provisions of R302.2.2 Item 2.

**Section R313.2 (IRC)**

**Replace charging statement with:**

An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings over 6000 square feet unless they contain a common wall complying with the provisions of R302.2.2 Item 2.

**Section 901.2 (IBC)**

**Add the following sentence:**

901.2 Fire protection systems. Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code. Fire protection systems shall be installed in all occupancies containing a fire area greater than 6000 sq.ft. in accordance with this code and the

International Fire Code.

**Table R602.3(1) Fastening Schedule (IRC)**

**Delete references under column (Number and Type of Fastener) for the use of staples and in footnote b.**

**Table R602.3(2) Alternate Attachments to Table R602.3(1) (IRC)**

**Delete references under column (Description of Fastener and Length (inches)) for the use of staples throughout the table and in footnote b.**

**Section 2303.1 General (IBC)**

**Delete reference for the use of staples.**

**2303.1 General.** Structural sawn lumber; end-jointed lumber; prefabricated wood I-joists; structural glued-laminated timber; wood structural panels; fiberboard sheathing (where used structurally); hardboard siding (where used structurally); particleboard; preservative-treated wood; structural log members; structural composite lumber; round timber poles and piles; fire-retardant-treated wood; hardwood plywood; wood trusses; joist hangers; nails; shall conform to the applicable provisions of this section.

**Section 2303.6 Nails and Staples (IBC)**

**Delete reference for the use of staples.**

**2303.6 Nails.** Nails shall conform to requirements of ASTM F1667, including Supplement 1. Nails used for framing and sheathing connections shall have mini-mum average bending yield strengths as follows: 80 kips per square inch (ksi) (551 MPa) for shank diameters larger than 0.177 inch (4.50 mm) but not larger than 0.254 inch (6.45 mm), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch (3.61 mm) but not larger than 0.177 inch (4.50 mm) and 100 ksi (689 MPa) for shank diameters of not less than 0.099 inch (2.51 mm) but not larger than 0.142 inch (3.61 mm).

**Table 2304.10.1 Fastening Schedule (IBC,**

**Delete references under column (Number and Type of Fastener) for the use of staples throughout the table.**

**Section 2304.10.4 Other Fasteners (IBC)**

**Delete reference for the use of staples.**

2304.10.4 Other fasteners. Clips, glues and other approved methods of fastening are permitted where approved.

**Section 2304.10.5.1 Fasteners and Connectors for preservative-treated wood (IBC)**

**Delete reference for the use of staples.**

**2304.10.5.1 Fasteners and connectors for preservative-treated wood.** Fasteners, including nuts and washers, in contact with preservative-treated wood shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum. Connectors that are used in exterior applications and in contact with preservative-treated wood shall have coating types and weights in accordance with the

treated wood or connector manufacturer’s recommendations. In the absence of manufacturer’s recommendations, not less than ASTM A653, Type G185 zinc-coated galvanized steel, or equivalent, shall be used.

**Section 2304.10.5.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations.** (IBC)

**Delete reference for the use of staples.**

**2304.10.5.3 Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations.** Fasteners, including nuts and washers, for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Fasteners other than nails, timber rivets, wood screws and lag screws shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B695, Class 55 minimum.

**Delete in their entirety:**

**Table 2306.2(1) Allowable Shear Values (Pounds Per Foot) for Wood Structural Panel Diaphragms Utilizing Stapes with Framing of Douglas Fir Larch, or Southern Pine for Wind or Seismic Loading and**

**Table 2306.2(2) Allowable Shear Values (Pounds per Foot) for Wood Structural Panel Blocked Diaphragms Utilizing Multiple Rows of Staples (High-Load Diaphragms) with Framing of Douglas Fir-Larch or Southern Pine for Wind or Seismic Loading and**

**Table 2306.3(1) Allowable Shear Values (Pounds per Foot) for Wood Structural Panel Shear Walls Utilizing Staples with Framing of Douglas Fire-Larch or Southern Pine for Wind or Seismic Loading and**

**Table 2306.3(2) Allowable Shear Values (plf) for Wind or Seismic Loading on Shear Walls of Fiberboard Sheathing Board Construction Utilizing Staples for Type V Construction Only and**

**Table 2306.3(3) Allowable Shear Values for Wind or Seismic Forces for Shear Walls of Lath and Plaster or Gypsum Board Wood Framed Wall Assemblies Utilizing Staples.** (IBC)

**R902.1 Roofing covering materials** (IRC)

**Add and delete the following language:**

R902.1 Roofing covering materials. Roofs shall be covered with Class A materials as set forth in Sections R904 and R905. Class A roofing shall be installed in jurisdictions designated by law as requiring their use or where the edge of the roof is less than 3 feet (914 mm) from a lot line. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108.

**[BF]1505.1 General.** (IBC)

**Add and delete the following language and exceptions:**

[BF]1505.1 General. Roof assemblies shall be divided into the classes defined in this section. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D2898.

Exceptions:

1. Sloped Glazing and Skylights that are compliant with section 2405 & 2406



2. Greenhouses

**Delete in their entirety:**

**Table 1505.1 Minimum Roof Covering Classification For Types of Construction**

**[BF] 1505.3 Class B roof assemblies.**

**[BF] 1505.4 Class C roof assemblies.**

**[BF] 1505.5 Non-classified roofing.**

**R903.2.2 Crickets and saddles. (IRC)**

**Remove and Replace with:**

R903.2.2 Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 24 inches (609.6 mm) wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

**1503.5 Crickets and saddles. (IBC)**

**Remove and Replace with:**

1503.5 Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration greater than 24” inches (609.6 mm) wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet metal or of the same material as the roof covering.

**R905.1.2 Ice barriers. (IRC)**

**Add the following language:**

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building measured on a horizontal plane. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

**1507.1.2 Ice barriers. (IBC)**

**Add the following language:**

1507.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, and wood shakes. The ice barrier shall consist of not less than two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building measured on the horizontal plane.

**R908.3.1 Roof recover. (IRC)**

**Delete Section in its entirety**

**R908.4 Roof recover. (IRC)**

**Delete Section in its entirety:**

**1511.3.1 Roof recover. (IBC)**

**Delete Section in its entirety:**

**1511.4 Roof recover. (IBC)**

**Delete Section in its entirety:**

**2018 International Energy Conservation Code**

Park County will adopt the 2018 International Energy Conservation Code in its entirety. However, due to the lack of trades in the area to perform the mandatory testing as prescribed in the code, Park County will be phasing its enforcement of the code as adopted.

The First Phase will begin with Park County Inspectors performing visual inspections of the buildings thermal envelope with outreach and education for the construction and homebuilder communities.

The Second Phase will focus on the heating equipment efficacy, until such time as trades are available to the construction and homebuilder communities to perform duct leakage and Manual J, D & S calculations.

**2018 International Wildland Urban Interface Code**

Park County will adopt the 2018 International Wildland Urban Interface Code in its entirety. However, due to the lack consistent enforcement over the past number of years through the individual fire districts, Park County will be phasing its enforcement of the code as adopted.

The First Phase will begin with Section 603, Defensible Space for any work that requires a building permit.