

AMENDMENTS TO THE 2021 INTERNATIONAL BUILDING CODE (IBC)

Note: Refer to the section “Common to all adopted 2021 International Codes” for more information.

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| Appendix C - Group U Agricultural Buildings | Adopt Appendix |
| Wildfire Mitigation Standards
Attached hereto, as “Exhibit B” | Adopt as an appendix |
| Water Supply Standard for Rural Firefighting
Attached hereto, as “Exhibit C” | Adopt as an appendix |
| Appendix P– Solar Photovoltaic Power Systems
Attached hereto, as “Exhibit E” | Adopt as a new appendix |
| Barrier Requirements for Swimming Pools, Hot Tubs and Spas
Attached hereto, as Exhibit “F” | Adopt as appendix |
| 101.1 Title [NAME OF JURISDICTION]
Douglas County Building Division | Replace
Insert |
| 101.4.4 Property Maintenance | Delete in its entirety |
| 104.2.2 Election to proceed under previous code | Add new subsection |
| Within the first 180 days following the adoption of this code, an applicant under subsection R104.2 may elect to, and if approved by the Building Official may, proceed under the set of codes previously adopted on November 12, 2019; provided, however, that said election must be made certain and in writing, and under no circumstances shall an applicant be permitted to proceed partially under one set of codes and partially under the other. | |
| 105.2(2) Work exempt from permit (Building) | Delete item 2 and substitute |
| 2. Fences not over 7 feet high, unless electrically energized. All electrified fences shall require permitting and compliance with this code, the adopted National Electrical Code and International Fire Code as amended and adopted by Douglas County. | |
| 105.3(8) Application for permit | Add a new section |
| Soils testing shall be performed, and a Soils Report of the building site prepared by a professional engineer registered by the State of Colorado shall be submitted with the application for a building permit. A professional engineer registered by the State of Colorado shall design the foundation in accordance with the Soils Report. When the building site is located in a hillside area or, in the opinion of the Building Official, is located in an area subject to geological hazards or steep slopes, the Building Official may require an engineering geologist, working within their field of expertise, to submit specific recommendations regarding the building site and the proposed location and design. Such recommendations shall include, but are not limited to, the relationships of site grading, | |

structural integrity, site vegetation characteristics (or potential), location of septic drain fields, and protection of adjacent property.

105.3.1.1 Election to proceed under previous code Add new subsection

Within the first 180 days following the adoption of this code, an applicant under Subsection 105.3 may elect to, and if approved by the Building Official may, proceed under the set of codes previously adopted on November 12, 2019; provided, however, that said election must be made certain and in writing, and under no circumstances shall an applicant be permitted to proceed partially under one set of codes and partially under the other.

109 Fees Delete section and all subsections to fees in their entirety

110.3.1 Footing and foundation inspection Add to end of subsection

Inspections shall be performed by a Colorado registered professional engineer. A sealed written report shall be provided to the Building Official of the results for these inspections by a Colorado registered professional engineer.

111.1 Use and occupancy Add new exception

2. Certificates of occupancy are not required for buildings and structures permitted under Section 312 Utility and Miscellaneous Group U.

113 Board of Appeals Delete this section in its entirety

310.4.2 Lodging Houses. Delete in its entirety and substitute

Owner-occupied lodging houses with five or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code, provided an automatic sprinkler system is installed in accordance with IRC Section P2904 or that meets the requirements of NFPA 13D.

1608.2 Ground snow loads Delete in its entirety and substitute

Snow loads for portions of Douglas County outside of the Pike National Forest boundary shall be 30 pounds per square foot for an elevation up to 6,000 feet and shall increase 5 pounds per square foot for every 500-foot increment above 6,000 feet. Snow loads for all elevations above 8,000 feet shall be determined based on the Snow Load Design Data for Colorado recommendations prepared by the Structural Engineer's Association of Colorado. No reduction for ground snow load to flat roof snow load ($p_g = p_f$).

1609.3 Basic design wind speed Delete in its entirety and substitute

- Risk Category II - Figure 1609.3(1) equals 115 miles per hour
- Risk Category III - Figure 1609.3(2) equals 120 miles per hour
- Risk Category IV - Figure 1609.3(3) equals 120 miles per hour
- Risk Category I - Figure 1609.3(4) equals 105 miles per hour

1609.4.3 Exposure categories Delete in its entirety and substitute

The design wind exposure category for unincorporated Douglas County shall be Exposure C.

1612.3 Establishment of flood hazard areas Delete in its entirety and substitute

All flood hazard areas in unincorporated Douglas County shall be defined and governed by the Douglas County Zoning Resolution, Section 18, Floodplain – Overlay District.

1803.2.1 Investigations required Add new subsection

Based on soils reports for lots within the Dipping Bedrock Overlay District, as identified by the Colorado Geological Survey, the Building Official may require additional testing to determine the proper foundation design. Such additional testing may include, but is not limited to, testing for initial water content, initial dry density, grain size distribution, Atterberg Limits (liquid limit and plasticity index), percent swell and test load surcharge, swell pressure, penetration resistance (blow counts), and unconfined compressive strength.

1809.5 Frost protection Addition as first sentence

Frost depth for all areas of Douglas County shall be a minimum of 36 inches.

3111.1 General Delete in its entirety and substitute

Solar photovoltaic panels/modules shall comply with the requirements of this code, the 2023 National Electrical Code (or a subsequently adopted electrical code), and IBC Appendix P (added herein).