

Exhibit A

AMENDMENTS COMMON TO ALL ADOPTED CODES

International Private Sewage Disposal Code	Not adopted
International Property Maintenance Code	Not adopted
ICC Electrical Code	Not adopted
International Zoning Code	Not adopted
International Wildland-Urban Interface Code	Not adopted
International Existing Building Code	Only Chapters 4 Repairs, Chapter 13 Performance Compliance Method & Chapter 14 Relocated or Moved Buildings are adopted, all other IEBC Chapters are not adopted

Any references made to the above listed codes within the adopted codes are not valid in Douglas County except as noted above.

10.0 FEES

Add new section and subsections

10.1 Payment of fees

A permit shall not be valid until the fees, prescribed by law, have been paid, nor shall an amendment to a permit be issued until the additional fee, if any, has been paid.

10.1.1 Related fees

The payment of the fee for the construction, alteration, removal, or demolition for work done in connection to, or concurrently with the work authorized by a building permit, shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

10.2 Valuation of work

The determination of value or valuation shall be established by the Building Official utilizing building valuation data printed in the Building Safety Journal, published by the International Code Council, as a guide and using a modifier of one (1), or the applicant shall provide an estimated project valuation at the time of application. Permit valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied unless the applicant can provide detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

10.3 Schedule of permit fees

On new or altered structures, gas, mechanical, plumbing or roofing requiring a permit, a fee for each permit shall be paid in accordance with Table 10.3 (1997 edition of the Uniform Building Code, Table 1-A).

10.3.1 Plan review fee

The plan review fee shall be 65% of the permit fee. In cases of stock plans, the plan review fee shall be 10% of the permit fee.

10.3.2 Electrical permit fee

Fees for electrical only permits shall be assessed per Table 10.3.2

Table 10.3.2	
ELECTRICAL PERMIT FEE SCHEDULE	
If an electrical permit is not obtained prior to installation, the inspection fee may be twice the amount as prescribed by Colorado Revised Statute §12-115-121.3	
Section A. RESIDENTIAL: In unincorporated Douglas County a single Residential Building Permit Fee covers all building, electrical, mechanical, and plumbing work included on the approved plans.	
Section B. ALL OTHER FEES including <u>some residential installations that are not based on square footage</u> (not in a living area, i.e., garage, shop, and photovoltaic, etc.). Fees in this section are calculated from the total cost to customer, including electrical materials, components, and labor – whether provided by the contractor or the property owner. Use this formula for a service connection, a temporary meter, and all commercial installations. Such fees shall be computed as follows:	
<u>Valuation of Installation:</u> (based on cost to customer of labor, materials, and components):	
	FEE
1) Not more than \$2,000.....	\$ 57
2) \$2,001 and above.....	\$ 5 per thousand OR FRACTION thereof PLUS \$ 57
Example: The cost of the installation is \$8,150 (round up to \$9,000) The base fee is calculated from section (2) above: 9 x \$5= \$45 <i>PLUS</i> \$57 = \$102 The total fee is: <u>\$102</u>	
C. Reinspection fee for all of the above.....	\$ 47
D. Add Fee for Extra inspections	\$ 50
E. Add Fee for Residential Constr. Meter (for work under Sect. A) ...	\$ 45

10.3.3 Wildfire mitigation assessment fee

A fee of \$120.00 shall be assessed to new structures located in wildfire hazard areas as determined by the Wildfire Hazard Overlay Map that require an on-site assessment and final inspection.

10.3.4 Driveway permit fee (*Detached single-family residences only*)

A permit fee of \$40.00 shall be required for vehicular access to residential dwellings, or buildings accessory thereto, in rural areas generally not served by combination curb, gutter, and sidewalk.

10.3.5 Drainage, Erosion, and Sediment Control (DESC) permit fee

(Detached single-family residents only)

A DESC permit fee is required on all new single-family residential construction and new construction of accessory structures (e.g., additions, barns, arenas, detached garages, etc.) on existing single-family home sites. Fees for each DESC permit shall be determined in accordance with Table 10.3.5.

10.3.5.1 DESC plan review fee *(Detached single-family residences only)*

The DESC plan review fee shall be 65% of the DESC permit fee.

**Table 10.3.5
DESC Permit Fee Schedule**

Project Valuation	Permit Fee
\$0 to \$25,000.00	\$25.00
\$25,001.00 to \$50,000.00	\$35.00
\$50,001.00 to \$100,000.00	\$50.00
\$100,001.00 to \$900,000.00	\$50.00 for the first \$100,000.00 plus \$32.00 for each additional \$100,000.00 of the valuation, or fraction thereof
\$900,001.00 and up	\$338.00

10.3.6 Zoning fee

10.3.6.1 One and two-family dwellings or townhouses as defined in the IRC

A review fee of \$50.00 is required per single family/townhouse as each unit is permitted individually. Additionally, a fee of \$30.00 will be assessed for permits for accessory structures.

10.3.6.2 Commercial and multi-family buildings as defined in the IBC

A review fee of \$50.00 is required for each commercial structure as each unit is permitted individually. Apartment and condominium buildings will be assessed a \$50.00 fee per building. Additionally, a fee of \$30.00 will be assessed for permits for accessory structures.

10.3.7 Re-inspection fee

When an inspection has been requested for work that has not been completed, or for identified deviancies that have not been corrected, a re-inspection fee may be assessed.

Re-inspection fees may be assessed when: the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from approved plans.

When re-inspection fees have been assessed, no additional inspections will be performed until the required fees have been paid. Re-inspection fees shall be in accordance with Table 10.3.

10.3.8 Investigation fee

Investigation fees shall be determined in accordance with Table 10.3.

10.3.8.1 Work commencing before permit issuance

Investigation fees may be assessed for work regulated by this Resolution that commences prior to a valid permit being issued. An investigation fee may amount to two times the calculated permit fee.

10.3.9 Elevator/escalator inspection fee

A conveyance inspection fee in accordance with the Douglas County Administrative Fee Schedule shall be paid for each separate elevator/escalator installed in the county. These fees shall cover annual safety inspections and witness inspections as required by the State. Notice of the fee shall be given to each conveyance owner by the Building Division for the specific inspection service provided.

10.3.10 Use Tax A Use Tax on construction and building materials shall be collected at time of permit issuance for most types of permits, in accordance with Resolution R-994-147 and approval by registered electors at general election, and as modified by subsequent statutorily authorized public approval processes.

10.4 Refunds

The Building Official may authorize the refunding of fees for the following:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize a refund of any fee paid, except upon written application filed by the original permittee, not later than 180 days after the date of fee payment.

Table 10.3
(1997 Uniform Building Code, Table 1-A)

Total Valuation	Building Permit Fee												
\$1.00 to \$500.00	\$23.50												
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00												
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00												
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00												
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00												
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00												
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00												
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof												
<p>Other inspections and fees:</p> <table border="0"> <tr> <td data-bbox="207 1014 1084 1087">1. Inspections outside normal business hours..... (minimum charge of two hours)</td> <td data-bbox="1109 1014 1341 1050">\$47.00 per hour ^A</td> </tr> <tr> <td data-bbox="207 1125 1084 1199">2. Re-inspection fees..... (minimum charge of one hour)</td> <td data-bbox="1109 1125 1341 1161">\$47.00 per hour ^A</td> </tr> <tr> <td data-bbox="207 1236 1084 1310">3. Inspections for which no fee is specifically indicated..... (minimum charge of one-half hour)</td> <td data-bbox="1109 1236 1341 1272">\$47.00 per hour ^A</td> </tr> <tr> <td data-bbox="207 1348 1084 1455">4. Additional plan review required by changes, additions or revisions to plans..... (minimum charge of one-half hour)</td> <td data-bbox="1109 1383 1341 1419">\$47.00 per hour ^A</td> </tr> <tr> <td data-bbox="207 1493 1084 1566">5. For use of outside consultants for plan checking and inspections, or both.....</td> <td data-bbox="1109 1528 1292 1564">Actual costs ^B</td> </tr> <tr> <td data-bbox="207 1604 1084 1677">6. Investigation fees..... (minimum charge of two hours)</td> <td data-bbox="1109 1604 1341 1640">\$47.00 per hour ^A</td> </tr> </table>		1. Inspections outside normal business hours..... (minimum charge of two hours)	\$47.00 per hour ^A	2. Re-inspection fees..... (minimum charge of one hour)	\$47.00 per hour ^A	3. Inspections for which no fee is specifically indicated..... (minimum charge of one-half hour)	\$47.00 per hour ^A	4. Additional plan review required by changes, additions or revisions to plans..... (minimum charge of one-half hour)	\$47.00 per hour ^A	5. For use of outside consultants for plan checking and inspections, or both.....	Actual costs ^B	6. Investigation fees..... (minimum charge of two hours)	\$47.00 per hour ^A
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A. \$47.00 per hour fee or the total hourly cost to the jurisdiction will be charged, whichever is greatest. The cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

B. Actual costs include administrative and overhead costs.

20.0 CONTRACTOR REGISTRATION

Add new section and subsections

20.1 General

No contractor shall hire, employ, contract with, or engage another person to perform any construction work unless the person so hired, employed, contracted with, or engaged to perform construction work is registered with Douglas County Building Division.

Exceptions:

1. A homeowner is not required to register and is exempt from this Section.
2. Construction trades other than mechanical, electrical, and plumbing performing work under a registered general contractor are not required to be registered.

A contractor shall be responsible for all work included under the scope of the contractors' registration regardless of whether such work is done by the contractor directly or by a sub-contractor which is exempt pursuant to this Section.

It shall be the duty of any applicant for electrical or plumbing registration to furnish copies of the State contractor's license, master's license and to send updates as new State licenses are issued, or if licensed tradespersons are replaced. No permits for electrical wiring or plumbing work may be issued to any applicant unless such State license is properly verified and registered.

Permits will only be issued to a registered contractor or their authorized representative.

20.2 Definitions

CONTRACTOR

A contractor is any person, firm, co-partnership, corporation, association, or other organization, or any combination thereof, who builds, constructs, alters, adds to, or repairs any building or structure either on its own property, or who supervises or advises on any such activity, or hires and pays subcontractors.

HOMEOWNER

The owner of the property who elects to act as an owner-builder for their residential dwelling or accessory structure, as defined in the International Residential Code (IRC). A homeowner may secure a permit on only one residential dwelling in a twelve (12) month period with the intent of occupying the structure upon completion. Any person who builds two or more residences in unincorporated Douglas County in any twelve (12) month period shall be deemed to be a contractor, who must then comply with Section 20.0.

20.3 Class of registration

It shall be unlawful to perform work which is not authorized under the scope or limits of work for which such registration was issued. Registration classifications are as follows:

20.3.1 Building contractor – CLASS “A”

This registration shall entitle the holder to contract for the construction, alteration, tenant finish, or repair of any type or size of structure permitted by the International Building Code (IBC) or International Residential Code (IRC).

20.3.2 Building contractor – CLASS “B”

This registration shall entitle the holder to contract for the construction, alteration, or repair of multi-family/townhouses with three or more units per structure as permitted by the IBC or IRC.

20.3.3 Building contractor – CLASS “C”

This registration shall entitle the holder to contract for the construction, alteration, or repair of single-family homes and duplexes as permitted by the IRC.

20.3.4 Building contractor – CLASS “D”

This registration shall entitle the holder to contract for the construction, alteration and repair of, but not limited to, garages, barns, basement finishes, alterations, decks, remodels, and low voltage wiring as permitted by the IRC.

20.3.5 Mechanical contractor – CLASS “MA”

This registration shall entitle the holder to perform work on heating, ventilation, air conditioning, and refrigerating systems.

20.3.6 Electrical contractor

Any person, firm, co-partnership, corporation, association, or combination thereof that undertakes or offers to undertake for another the planning, layout, supervision, installation or repair of wiring apparatus and equipment for electrical light, heat, and power. Pursuant to C.R.S. 12-23-105, electrical contractors are licensed by the State of Colorado and are only required to register with Douglas County. Electrical contractors are exempt from the fee requirements of this Section.

20.3.7 Plumbing contractor

Any person, firm, co-partnership, corporation, association, or combination thereof that undertakes or offers to undertake for another the planning, layout, supervision, installation, modification, or repair of plumbing systems. Pursuant to C.R.S. 12-58-105, plumbing contractors are licensed by the State of Colorado and as such are only required to register with Douglas County. Plumbing contractors are exempt from the fee requirements of this Section.

20.3.8 Roofing contractor

This registration shall entitle the holder to contract for the replacement and repairs of existing roofs as permitted by the IBC or IRC.

20.4 Contractor registration fee schedule

Contractor’s registration fees shall be as follows:

Class “A” Contractor.....	\$250.00
Class “B” Contractor.....	\$200.00
Class “C” Contractor.....	\$150.00
Class “D” Contractor.....	\$150.00
Mechanical Contractor.....	\$150.00
Roofing Contractor.....	\$150.00
Electric Contractor.....	Exempt
Plumbing Contractor.....	Exempt

Exception:

Fees for all types of registrations will be waived until further action by the Board of County Commissioners, effective July 1, 2013, per Douglas County Resolution (R-012-068).

20.5 Probationary registration

The Building Official may issue a probationary registration where the Building Official determines that qualifications must be established prior to issuance of a regular registration.

20.6 Expiration of registration and regulations

All registrations shall expire one (1) year from the date of issuance. Registrations with State issue licenses shall expire thirty (30) days after the State license expires, unless otherwise provided. No permits may be obtained, nor may work already under permit be continued, until the registration has been renewed. Applicants for registration renewals shall meet all current requirements for a new registration.

20.7 Insurance requirements

Prior to registration, the contractor shall file with the Building Official a Certificate of Liability insurance and Worker’s Compensation insurance. The insurance certificate must be signed by an agent of an insurance company stating that the policy, or policies, required by this Section have been issued to the contractor. The policy, or policies, shall state the name of the company, effective date of such policies, and the expiration date of policy or policies. Each policy of insurance shall contain an endorsement to the effect that the insurance carrier shall notify the Douglas County Building Division of the effective date of a reduction or cancellation of the policy. The cancellation or reduction of insurance below the required amount of coverage shall be cause for automatic suspension of the contractor’s registration until coverage is reinstated. All policies shall be kept in effect for the period of the registration.

Single occurrence liability insurance shall have the following minimum coverage amount:

Class “A” Contractor.....	\$1,000,000.00
Class “B” Contractor.....	\$1,000,000.00
Class “C” Contractor.....	\$500,000.00
Class “D” Contractor.....	\$300,000.00
Electrical Contractor.....	\$300,000.00

Plumbing Contractor.....	\$300,000.00
Mechanical Contractor.....	\$300,000.00
Roofing Contractor.....	\$300,000.00

20.8 Registration suspension and revocation

The Building Official may suspend or revoke the registration of any registered contractor for good cause, as described in this Section. Upon suspension or revocation, the Building Official shall provide written notice to the registered contractor by delivery to the business mailing address provided by the contractor at time of registration. The notice of suspension or revocation shall include information regarding the appeals process for the suspension or revocation, including the right of the contractor to appear before the Board of Appeals and show cause why the registration should not be suspended or revoked. At the hearing before the Board of Appeals, the contractor shall have the right to present their case by oral and documentary evidence, to submit rebuttal evidence, as may be required for a full and true disclosure of the facts.

Suspension or revocation of a contractor’s registration shall not be construed to release the contractor from liabilities and obligations of completing his contract. During the period prior to the hearing before the Board of Appeals, the contractor shall not be allowed to submit an application for any other projects.

The Board of Appeals, after review of the evidence presented, shall have the power to suspend, revoke or reinstate a contractor’s registration for good cause shown. Good cause includes, but is not limited, to the following:

1. Violating any provisions of the Douglas County Building Code including any codes which are adopted by reference.
2. Failure to comply with any lawful order of the Building Official or any other authorized representative of the Building Division pertaining to the administration of the building code and those codes adopted by reference.
3. Using a contractor’s registration to obtain a permit required under this code for any other person, corporation, or legal entity.
4. Failure to reveal any material fact in the application for a contractor’s registration or permit, or the supplying of information which is untrue or misleading as to any material fact in the application, for a contractor’s registration or permit.
5. Failure to obtain a proper permit for any work for which a permit is required.

The Board of Appeals (BOA) may reinstate a registration for any contractor whose registration has been revoked, provided a majority of the BOA votes in favor of such reinstatement for such reason as the BOA may deem sufficient. In such case where the contractor’s registration has been revoked and the contractor is petitioning the BOA for

reinstatement, the petitioner shall follow the established policies for requesting such hearing and pay all applicable fees.

30.0 BOARD OF APPEALS

Add new section and subsections

30.1 General

In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals (BOA). The Building Official shall be an ex-officio member of, and shall act as secretary to said BOA, but shall have no vote on any matter before the BOA. The BOA shall operate as and perform the duties of the Board of Review, pursuant to Section 30-28-206, C.R.S. the BOA shall be appointed by the Douglas County Board of County Commissioners and any member of the BOA may be removed for cause by the Douglas County Board of County Commissioners. The BOA shall consist of no less than five members nor more than seven members. The member's terms shall be of such length and such arrangement that the term of at least one member shall expire each year. Vacancies shall be filled for an unexpired term in the same manner as in the case of original appointments. The Douglas County Board of County Commissioners shall provide for general rules to cover the organization, procedure, and jurisdiction of the BOA. The BOA may adopt supplemental rules of procedure not inconsistent with Article 28, Title 30, C.R.S. or such general rules. The BOA shall render all decisions and finding, in writing, to the appellant. A duplicate copy shall be sent to the Building Official.

30.2 Limitations on authority

Pursuant to Section 30-28-206, C.R.S., the BOA, in appropriate cases and subject to a determination as to the suitability of alternate materials and methods of construction, may make special exceptions to the terms of the Building Code in harmony with its purpose and intent. The BOA shall have no authority to waive requirements of this Code or provide product approvals.

30.3 Qualifications

The BOA shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.

30.4 Code amendments

Pursuant to Section 30-28-206(2), C.R.S., the BOA is authorized to formulate suggested amendments to the Douglas County Building Code for consideration by the Douglas County Board of County Commissioners.

30.5 Administration

The Building Official shall take immediate action in accordance with the decision of the BOA.

30.6 Fees

The fee for a hearing before the Board of Appeals shall be \$250.00. The fee is non-refundable.

40.0 NOISE MITIGATION

Add new section and subsections

40.1 Interior Noise Level

All new structures, and the alteration or repair of existing structures, that are located in the Centennial Airport Review Area (CARA) as defined in Section 19 of the Douglas County Zoning Resolution, requiring noise mitigation, shall comply with table 40.1.

Exception:

An acoustical engineer, registered with the State of Colorado, may certify that construction practices and/or materials of the structure will achieve an interior noise level of DNL 45 dBA. The acoustical professional shall submit documentation of the proposed measures to the Building Official before permitting.

Field testing to show compliance with minimum STC ratings listed in Table 40.1, shall be performed and reported in accordance with ASTM E966 (current version at time of testing), 'Standard Guide for Field Measurements of Airborne Sound Insulation of Building Facades and Facade Elements'. Field measured outdoor to indoor transmission loss (OITL) ratings shall be no more than 5-points less than the minimum STC ratings listed in Table 40.1.

Table 40.1
Minimum Sound Transmission Class (STC)^A

A-weighted DNL	Wall, Floor and Roof Assemblies	Window and Door Assemblies
≥ 75	50	42
≥ 70 to 75	45	37
≥ 65 to 70	39	28

A. The STC of construction assemblies shall be determined by a certified sound testing laboratory.

40.2 Penetrations

All membrane or through penetrations in the construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, heating, combustion, ventilation, or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings.

50.0 SITE SANITATION

Add new section and subsections

50.1 Sanitation facilities required

Every building site during construction, remodeling, or demolition activities, shall be furnished with approved sanitation facilities for workers in accordance with Section 311 of the International Plumbing Code and an appropriate enclosure or other means approved by Douglas County to contain trash and debris.

50.2 Location

Sanitary facilities and approved trash enclosures shall be located within 300 feet of the building site. Sanitary facilities and trash enclosures shall not be located within the public

right-of-way. Failure to comply with this section may cause suspension of inspections until compliance is achieved.