

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO
RESOLUTION NO: 23-22**

A RESOLUTION ADOPTING THE 2021 EDITIONS OF THE “INTERNATIONAL BUILDING CODE,” THE “INTERNATIONAL RESIDENTIAL CODE,” THE “INTERNATIONAL MECHANICAL CODE,” THE “INTERNATIONAL FUEL GAS CODE,” THE “INTERNATIONAL ENERGY CONSERVATION CODE,” THE “INTERNATIONAL EXISTING BUILDING CODE,” AND THE “COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE,” WITH AMENDMENTS, AND AMENDMENTS TO THE 2021 EDITION OF THE “INTERNATIONAL WILDLAND-URBAN INTERFACE CODE”

WHEREAS, pursuant to C.R.S. § 30-28-201, *et. seq.*, the Board of County Commissioners of the County of Gunnison, Colorado (herein the “Board”) previously adopted the 2015 editions of the “International Building Code,” the “International Residential Code,” the “International Mechanical Code,” the “International Fuel Gas Code,” the “International Energy Conservation Code,” and the 2021 edition of the “International Wildland-Urban Interface Code”; and

WHEREAS, pursuant to C.R.S. § 30-28-211, *et. seq.*, “a board of county commissioners that has adopted and enforced one or more building codes, and that updates one or more building codes on or after July 1, 2023, and before July 1, 2026 shall adopt and enforce an energy code that achieves equivalent or better energy performance than the 2021 international energy conservation code and the model electric ready and solar ready code language developed for adoption by the energy code board pursuant to section 24-38.5-401(5) at the same time other building codes are updated”; and

WHEREAS, the Board has reviewed the 2021 editions of the “International Building Code,” the “International Residential Code,” the “International Mechanical Code,” and the “International Fuel Gas Code,” the “International Energy Conservation Code,” the “International Existing Building Code,” and the “Colorado Model Electric Ready and Solar Ready Code” and the amendments to those codes, and the amendments to the 2021 edition of the “International Wildland-Urban Interface Code” (herein collectively the “2021 code update”); and

WHEREAS, the Board has determined that adoption of the 2021 code update establishes minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and provide safety to fire fighters and emergency responders during emergency operations; and

WHEREAS, the Gunnison County Planning Commission has reviewed the 2021 code update and has recommended adoption to the Board; and



WHEREAS, pursuant to C.R.S. § 30-28-204, the Board conducted a public hearing on the 7th day of November, 2023 after notice was published in a newspaper of general circulation in the county at least fourteen days prior to said hearing;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado that the following are hereby adopted for the unincorporated area of Gunnison County effective January 1, 2024, except for item 8 below which shall be effective immediately:

1. The "International Building Code", 2021 edition, with the amendments as set forth in Appendix "A" attached hereto and incorporated herein;
2. The "International Residential Code", 2021 edition, with the amendments as set forth in Appendix "B" attached hereto and incorporated herein;
3. The "International Mechanical Code", 2021 edition, with the amendments as set forth in Appendix "C" attached hereto and incorporated herein;
4. The "International Fuel Gas Code", 2021 edition, with the amendments as set forth in Appendix "D" attached hereto and incorporated herein;
5. The "International Energy Conservation Code", 2021 edition, with the amendments as set forth in Appendix "E" attached hereto and incorporated herein;
6. The "International Existing Building Code", 2021 edition, with the amendments as set forth in Appendix "F" attached hereto and incorporated herein;
7. The "Colorado Model Electric Ready and Solar Ready Code" with amendments as set forth in Appendix "G" attached hereto and incorporated herein;
8. Amendments as set forth in Appendix "H" attached hereto and incorporated herein to the International Wildland-Urban Interface Code, 2021 edition previously adopted in Resolution No. 22-33.

The previously adopted 2015 editions of the "International Building Code," the "International Residential Code," the "International Mechanical Code," the "International Fuel Gas Code," and the "International Energy Conservation Code" are superseded, effective January 1, 2024, by this action.

INTRODUCED by Commissioner Puckett Daniels, seconded by Commissioner Smith, and adopted on this 7th day of November, 2023.

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO**

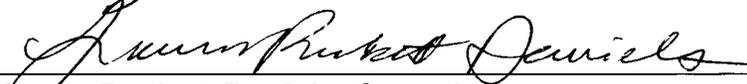

Jonathan Houck, Chairperson

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447

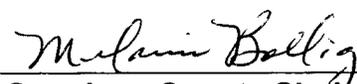
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Page 2 of 16
R 0.00 D 0.00




Elizabeth Smith, Commissioner


Laura Puckett-Daniels, Commissioner

ATTEST:


Gunnison County Clerk



Gunnison County, CO
11/14/2023 8:13:55 AM
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694082
Page 3 of 16
R 0.00 D 0.00



ATTACHMENT A
AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2021 EDITION

Section 101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section 101.4.3 Plumbing: Amend the last sentence to the following: The provisions of the *International Private Sewage Disposal Code* *Gunnison County On-site Wastewater Treatment System Regulations* shall apply to ~~private sewage disposal systems~~ on-site wastewater treatment systems.

Section 105.2 Work exempt from permit:

Amend the following items in this section as follows:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 420 200 square feet. The placement and siting of such structures on a parcel shall be required to comply with the *Gunnison County Land Use Resolution*, including but not limited to, Article 11: Resource Protection Standards and Article 13: Project Design Standards.

Add the following item under Building, as item #11:

11. Non-residential buildings or portions of such buildings which are agricultural structures as defined in the *Gunnison County Land Use Resolution* and are part of an agricultural operation as defined in the *Land Use Resolution*. Requests for agricultural exemptions will be reviewed and approved by the Gunnison County Community Development Department prior to construction.

Section 105.5.1 Expiration: Add the following paragraph: All below grade excavation done in advance of construction shall be filled and made safe within thirty (30) days of an abandoned project. Where construction has advanced beyond excavation all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

Section 109.2 Schedule of permit fees: Replace the paragraph with the following: On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as determined in accordance with Appendix AL Permit Fee of the International Residential Code, 2021 edition.

Section 109.3 Building permit valuations: The following paragraphs shall be added: In order to determine the valuation for the various types of construction, building permit valuation may be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the Building Safety Journal, published by the International Code Council with a regional multiplier of 2.8 applied.

Section 109.4 Work commencing before permit issuance: Replace with the following: Any person who commences work before obtaining the necessary permits shall be subject to 100 percent (100%) of the building permit and plan review fees in addition to the required permit fees.



Section 109.5 Related fees: Add the following sections:

Section 109.2.1 Plan review fees: A plan review fee shall be paid to cover the cost of review by the Gunnison County Community Development Department. The plan review fee shall be 65 percent (65%) of the building permit fee, except the plan review fee for residential projects shall be 30 percent (30%) of the building permit fee. Additional plan review required by changes or revisions to the plans shall be charged a fee of \$150.00 and review time beyond two hours shall be assessed at a rate of \$100 per hour. If an independent plan review is required by the Building Official, the actual cost of such review along with administrative costs assessed at a rate of \$75.00 per hour will be charged.

Section 108.2.1.1 Energy Rating Index: The plan review fee shall be 22 percent (22%) of the building permit fee for projects that utilize the Energy Rating Index option complying with Section N1106.

Section 109.6 Refunds: Add the following refund policy:

The Building Official is authorized to refund the building permits fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the building permit fee paid when no work has been done under a permit.

The Building Official is not authorized to refund any fee paid, except upon written application by the original permittee not later than 180 days after the date of fee payment.

Section 109.7 Re-inspection fees: Add the following section and paragraph:

A fee for re-inspection will be calculated at \$75 per hour plus mileage to and from the site.

Section 113 Means of Appeals, Section 113.1 General: Replace with the following:

The Gunnison County Board of Appeals pursuant to C.R.S. § 30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals*.

Gunnison County, CO
11/14/2023 8:13:55 AM
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694082
Page 5 of 16
R 0.00 D 0.00



ATTACHMENT B
AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION

Section R101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section R105.2 Work exempt from permit: Add the following sentence to item #1:
The placement and siting of such structures on a parcel shall be required to comply with the *Gunnison County Land Use Resolution*, including but not limited to *Article 11: Resource Protection Standards* and *Article 13: Project Design Standards*.

Section 105.5.1 Expired work: Add the following section:
All below grade excavation done in advance of construction shall be filled and made safe within thirty (30) days of an abandoned project. Where construction has advanced beyond excavation all foundation work and above grade construction shall be secured against the weather and the construction site shall be otherwise returned to that condition as existed before the permit was issued.

Section R108.2 Schedule of permit fees: Replace the paragraph with the following:
On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as determined in accordance with Appendix AL Permit Fee.
On mechanical only work requiring a permit, the fee shall be the mechanical project valuation multiplied by 0.0075 and the minimum permit fee is \$55.00.

Section R108.3 Building permit valuations: The following paragraph shall be added:
In order to determine the valuation for the various types of construction, building permit valuation may be established according to the Building Valuation Data schedule as set forth in the most recent issue, at the time of the issuance of the building permit, of the *Building Safety Journal*, published by the International Code Council with a regional multiplier of 2.8 applied. For residential structures greater than 5,000 square feet it is the applicant’s responsibility to provide the Building Permit valuation.

Section R108.4 Related fees: Add the following sections:
R108.4.1 Plan review fees: A plan review fee shall be paid to cover the cost of review by Gunnison County Community Development Department. The plan review fee shall be 30 percent (30%) of the building permit fee, except the plan review fee shall be 22 percent (22%) for projects utilizing the Energy Rating Index approach, in accordance with Section N1106. Additional plan review required by changes or revisions to the plans shall be charged a fee of \$150.00 and review time beyond two hours shall be assessed at a rate of \$100.00 per hour. If an independent plan review is required by the Building Official, the actual cost of such review along with administrative costs assessed at a rate of \$75.0 per hour will be charged.

R108.4.2 Application fee: A non-refundable application fee of \$250.00 is due at the time of application submittal and is to be applied to the building permit fee at the time of issuance. The \$250.00 application fee will be forfeit if the permit is not issued within 12 months of the application submittal date.



Section R108.5 Refunds:

The Building Official is authorized to refund the building permits fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than 80 percent (80%) of the building permit fee paid when no work has been done under a permit.

The Building Official is not authorized to refund any fee paid except upon written application by the original permittee not later than 180 days after the date of fee payment.

Section R108.6 Work commencing before permit issuance: Replace with the following:

Any person who commences work before obtaining the necessary permits shall be subject to 100 percent (100%) of the building permit and plan review fees in addition to the required permit fees.

Section R112 Board of Appeals, Section R112.1 General: Replace with the following:
The Gunnison County Board of Appeals pursuant to C.R.S. § 30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals*.

Table R301.2 Climatic and Geographic Design Criteria: Amend to add the following values in the spaces provided.

Ground Snow Load: Varies. The value of roof (or other) snow load shall be equal to the “recommended basic snow load” as defined in the “2016 Colorado Design Snow Loads”, prepared by the “Structural Engineers Association of Colorado”. ASCE 7 procedures shall be used to determine roof snow loads.

Wind Design:

- Speed (mph): 104, 3-second gust for exposure C.
- Topographic effects: No
- Special wind region: No
- Windborne debris zone: No

Seismic Design Category: C for soil site class D

Subject to Damage from:

- Weathering: Severe
- Frost line depth: 36”
- Termite: Slight

Ice Barrier Underlayment Required: Yes

Flood Hazards: 1989, Resolution 89-31, 2013 Firm maps

Air Freezing Index: 3447 (BF-days-100year)

Mean Annual Temp: 37.2F

Manual J Design Criteria:

- Elevation feet: 7,674 at Automated Weather Observing System
- Altitude correction factor: 0.75
- Latitude degrees north: 39
- Coincident wet bulb: 52
- Indoor winter design dry-bulb temperature: 70
- Outdoor winter design dry-bulb temperature: -22
- Heating temperature difference: 92



HDD₆₅/CDD₅₀: 9.03
Cooling daily range: High
Indoor summer design relative humidity: 50%
Summer design grains at 50% RH: -54
Indoor summer design dry-bulb temperature: 75
Outdoor summer design dry-bulb temperature: 81
Cooling temperature difference: 6

Section R302.5.1 Opening protection: Add the following at the end of the last sentence:
The door in a closed position shall be fitted or gasketed to prevent exposure from potential gases.

Section R303.3 Bathrooms: Amend to read as follows:
Bathrooms, water closet compartments, and other similar rooms shall be provided with mechanical ventilation with minimum ventilation rates of 50 cubic feet per minute for intermittent ventilation or 20 cubic feet per minute for continuous ventilation. Ventilation air from the space shall be exhausted to the outside.

Section R313.1 Townhome automatic sprinkler systems: Delete the entire section

Section R313.2 One- and two-family dwellings automatic sprinkler systems: Delete the first sentence and replace with the following:
An automatic sprinkler system shall be installed in one-family dwellings when the Gross Floor Area, including attached utility areas and garages, exceeds 3,600 square feet.

Section N1101.13 Application: Add the following Exception to this section:
Exception #2: New one-family dwellings greater than 5,000 square feet Gross Floor Area shall comply with Section N1101.13.5 and Section N1101.13.3.

Section N1103.9 Snow melt and ice system controls: Replace this section with the following:
Exterior heated walking surfaces, parking areas and driveways are prohibited. All other snow and ice melt systems, supplied through energy service to the building, shall include automatic controls that only activate when the temperature is less than 40°F (4.8°C) and when water is detected.

Section N1103.10.1 Heaters: Delete the last sentence and add the following:
Gas-fired heaters for pools and spas are prohibited. Pools shall be heated with a heat pump system only. Spas, when heated by a separate appliance, shall utilize high efficiency systems.

Section N1103.10.3 Covers: Delete the exception and add the following to the last sentence of the section:
Spas are required to have a cover with a minimum R-value of 12.

Section N1106.1 Scope: Add the following to the end of the sentence:
Developed per ANSI/RESNET/ICC 301.



Section N1106.4 Energy Rating Index: Amend the section to the following:
The Energy Rating Index (ERI) shall be determined in accordance with the ANSI/RESNET/ICC 301 standard.

Section G2445 Unvented room heaters: Replace section with the following:
Unvented room heaters utilizing fuel combustion are prohibited in all locations throughout all occupancies.

Appendix AF Passive Radon Gas Controls: Include the entire section.

Appendix AL Permit Fees: Include the entire section.

Appendix AQ Tiny Houses: Include the entire section.

Appendix AR Light Straw-clay Construction: Include the entire section.

Appendix AS Strawbale Construction: Include the entire section.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 9 of 16
R 0.00 D 0.00



ATTACHMENT C
AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION

Section 101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section 109.2 Schedule of permit fees: Add the following:

The permit fees shall be established by multiplying the project valuation by 0.0075 and the minimum permit fee shall be \$55.00. The plan review fee, where plan review is needed, shall be 65 percent (65%) of the permit fee.

Section 113 Means of Appeals, Section 113.1 General: Replace with the following:

The Gunnison County Board of Adjustment shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Section 114.1 Board of Appeals: Replace with the following:

The Gunnison County Board of Appeals pursuant to C.R.S. § 30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals*.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 10 of 16
R 0.00 D 0.00



ATTACHMENT D
AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE, 2021 EDITION

Section 101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section 113 Means of Appeal, Section 113.1 General: Replace with the following:
The Gunnison County Board of Appeals pursuant to C.R.S. § 30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals* and shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Section 303.3 Prohibited locations: Delete exceptions 3 and 4.

Section 501.8 Appliances not required to be vented: Delete items number 8 and 10.

Section 621 Unvented room heaters: Delete all subsections of 621 and replace with the following:
Unvented room heaters utilizing fuel combustion are prohibited in all locations throughout all occupancies.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 11 of 16
R 0.00 D 0.00



ATTACHMENT E
AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE,
2021 EDITION

Section C101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section C110 Board of Appeals, Section C110.1 General: Replace with the following:
The Gunnison County Board of Appeals pursuant to C.R.S. §30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals* and shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Section C403.13.2 Snow- and ice-melt system controls: Replace with the following:
Exterior heated walking surfaces, parking areas and driveways are prohibited. All other snow- and ice- melt systems, supplied through energy service to the building, shall include automatic controls that only activate when the temperature is less than 40°F (4.8°C) and when water is detected.

Section C404.8.1 Heaters: Delete the last sentence and add the following:
Gas-fired heaters for pools and spas are prohibited. Pools shall be heated with a heat pump system only. Spas, when heated by a separate appliance, shall utilize high efficiency systems.

Section C404.8.3 Covers: Delete the exception and add the following to the last sentence of the section:
Spas are required to have a cover with a minimum R-value of 12.

Section C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements, Exception 1: Replace paragraph with the following:

1. Mechanical systems and service water-heating systems in buildings where the total mechanical equipment capacity is less than 480,000 Btu/h (140.7kW) cooling capacity or 600,000 Btu/h (175.8 kW) combined service water-heating and space-heating capacity.

Section R101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section R110 Board of Appeals, Section R110.1 General: Replace with the following:
The Gunnison County Board of Appeals pursuant to C.R.S. §30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals* and shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Section R401.2 Application: Add the following Exception to this section:
Exception #2: New one-family dwellings greater than 5,000 square feet Gross Floor



Area shall comply with Section R401.2.5 and R401.2.3.

Section R403.9 Snow melt and ice system controls: Replace this section with the following:

Exterior heated walking surfaces, parking areas and driveways are prohibited. All other snow melt and ice systems, supplied through energy service to the building, shall include automatic controls that only activate when the temperature is less than 40°F (4.8°C) and when water is detected.

Section R403.10.1 Heaters: Delete the last sentence and add the following:
Gas-fired heaters for pools and spas are prohibited. Pools shall be heated with a heat pump system only. Spas, when heated by a separate appliance, shall utilize high efficiency systems.

Section R403.10.3 Covers: Delete the exception and add the following to the last sentence of the section:
Spas are required to have a cover with a minimum R-value of 12.

Section R406.1 Scope: Add the following to the end of the sentence:
developed per ANSI/RESNET/ICC 301.

Section R406.4 Energy Rating Index: Amend the section to the following:
The Energy Rating Index (ERI) shall be determined in accordance with the ANSI/RESNET/ICC 301 standard.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 13 of 16
R 0.00 D 0.00



ATTACHMENT F
AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE, 2021
EDITION

Section 101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section 112 Board of Appeals, Section 112.1 General: Replace with the following:
The Gunnison County Board of Appeals pursuant to C.R.S. §30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals* and shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 14 of 16
R 0.00 D 0.00



ATTACHMENT G
AMENDMENTS TO THE COLORADO MODEL ELECTRIC READY AND
SOLAR READY CODE

Section 101.1 Title: Replace [Name of Jurisdiction] with “Gunnison County”.

Section 102.1.2 Buildings Impacted by a Natural Disaster: Replace all [Name of Jurisdiction] with “Gunnison County”.

Section 102.2 Substantial Cost Differential Waiver: Replace all [Name of Jurisdiction] with “Gunnison County”.

Section 109 Board of Appeals, Section 109.1 General: Replace with the following:
The Gunnison County Board of Adjustment as established in Board of County Commissioners of the County of Gunnison, Colorado, shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code, as set forth in the *Gunnison County Land Use Resolution Section 8-103: Appeals*.

Section 202 General Definitions: Add the following:
MAJOR RENOVATION. A renovation or alteration where the work area, as defined by the International Existing Building Code, exceeds 50 percent (50%) of the building area.
MAJOR ADDITION. An addition where the area of the addition exceeds 50 percent (50%) of the building area.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 15 of 16
R 0.00 D 0.00



ATTACHMENT H
AMENDMENTS TO THE INTERNATIONAL WILDLAND-URBAN INTERFACE
CODE, 2021 EDITION

Section 101.5 Additions or alterations: Add the following exceptions:

Exception 1: New covered deck or porch additions not exceeding 200 square feet.

Exception 2: Additions to existing decks where the area of the addition is less than 50 percent (50%) of the existing deck area and where the existing deck is not being replaced excluding portions of the existing deck where incidental work entailed by the intended work must be performed and portions of the deck where work not initially intended by the owner is specifically required by the building code.

Exception 3: Additions to existing structures where the area of the addition is less than 50 percent (50%) of the existing area and where the existing exterior materials are not being replaced.

Section 113 Means of Appeal, Section 113.1 General: Replace with the following:

The Gunnison County Board of Appeals pursuant to C.R.S. §30-28-118 shall be the Gunnison County Board of Adjustment as described in the *Gunnison County Land Use Resolution Section 8-103: Appeals* and shall hear and decide appeals of orders, decisions or determinations made by the code official relative to the application and interpretation of this code.

Section 602 Automatic Sprinkler Systems, Section 602.1 General: Delete section.

Gunnison County, CO
11/14/2023 8:13:55 AM
447

694082
Page 16 of 16
R 0.00 D 0.00

