

**TOWN OF PARACHUTE
ORDINANCE NO.793-2021**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, AMENDING TITLE 13 OF THE MUNICIPAL CODE AND PROVIDING FOR THE ADOPTION OF AND AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, AND THE INTERNATIONAL FIRE CODE

WHEREAS, the Town of Parachute ("Parachute" or the "Town" is a home-rule municipality organized under Chapter XX of the Colorado Constitution and with the authority of the Parachute Home Rule Charter;

WHEREAS, the Town has adopted by reference earlier editions of building codes for the Town; and

WHEREAS, the International Code Council released updated editions of International Building Codes in 2018, and staff recommends adoption of the 2018 Editions; and

WHEREAS, pursuant to the authority vested in the Town Council by Section 1-11 of the Parachute Town Charter, the Town Council desires to amend the Parachute Municipal Code in order to adopt by reference the 2018 Editions of the International Building Code; International Residential Code; International Mechanical Code; International Fuel Gas Code; International Plumbing Code, and the International Fire Code, 2015 Edition, as the building codes for the Town pursuant to the procedures set forth in C.R.S. §31-16-201, *et seq.*

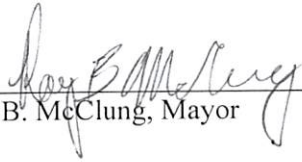
NOW, THEREFORE, THE COUNCIL OF THE TOWN OF PARACHUTE, COLORADO, ORDAINS THAT:

Section 1. The foregoing recitals are incorporated as findings by the Town Council.

Section 2. Title 13 of the Parachute Municipal Code is hereby repealed in its entirety and reenacted as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY by a vote of 5 to 0 of the Town Council of the Town of Parachute, Colorado at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 17 day of June 2021 and approved by the Mayor on the 17 day of June 2021.

**TOWN COUNCIL OF THE TOWN OF
PARACHUTE, COLORADO**

By: 
Roy B. McClung, Mayor

ATTEST:


Lucy Spalenka, Town Clerk



PUBLIC NOTICE

Public notice is hereby given that an Ordinance entitled:

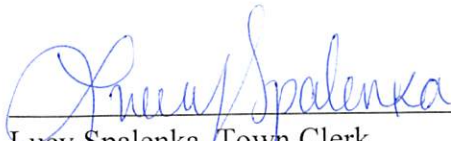
**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PARACHUTE,
COLORADO, AMENDING TITLE 13 OF THE MUNICIPAL CODE**

was introduced before the Town Council on June 17, 2021; that a copy of said Ordinance is posted at Town Hall; and that the Ordinance was approved at a regular meeting of the Town Council held on June 17, 2021, and approved by the Mayor on June 17, 2021.

Copies of the adopted ordinance are available for inspection at the Town Hall, Parachute, Colorado, and available on the internet at <http://www.parachutecolorado.com>.

Dated this 17 day of June 2021.

TOWN OF PARACHUTE



Lucy Spalenka, Town Clerk

EXHIBIT A

Title 13 BUILDINGS AND CONSTRUCTION

Chapter 13.10 GENERAL PROVISIONS

13.10.010 Short title.

This title may be cited for all purposes as the “Town of Parachute Building and Construction Code.”

13.10.020 Applicability of codes.

The building codes adopted by reference in this title shall be applicable within the Town of Parachute, where:

- A. A building or structure is built, this title applies to the design and construction of said building or structure including plumbing, heating and electrical installation of the building or structure;**
- B. The whole or part of a building, structure, factory-built unit, manufactured home, or mobile home is moved, either into or from the Town of Parachute or from one (1) property to another within the Town of Parachute, this title applies to the building, structure, factory-built unit, manufactured home, or mobile home or part thereof moved and to any remaining part affected by the change, unless otherwise provided by law;**
- C. The whole or part of a building, structure, factory-built unit, manufactured home, or mobile home is demolished, this title applies to the demolition and to any remaining part affected by the change;**
- D. A building, structure, factory-built unit, manufactured home, or mobile home is altered, this title applies to the alteration and all parts of the building, structure, factory-built unit, manufactured home, or mobile home affected by the change;**
- E. Repairs are made to a building, structure, factory-built unit, manufactured home, or mobile home, this title applies to any such repair;**

F. The class of occupancy of the building or structure or part thereof is changed, this title applies to all parts of the building or structure affected by the change.

13.10.030 Exceptions.

Otherwise applicable provisions of this title shall not apply to any mobile home, manufactured home, or factory-built unit which conforms to the health and safety requirements of the Colorado State Board of Health, the Colorado State Fire Marshal, the Colorado Division of Housing, and/or the National Manufactured Housing Construction and Safety Standards Act of 1974.

13.10.040 Severability of code provisions.

If any section, sections, subsection or provision of this title or any code adopted by reference in this title, as adopted, or the application thereof to any person or circumstance is declared unconstitutional or otherwise invalid by any competent court, such validity shall not affect the other sections, subsections, provisions or applications of this title or said code adopted by reference if they can be given effect without the invalid section, sections, subsection, provision or application.

13.10.050 Prevailing provisions.

Where the requirements or conditions imposed by any provision of a code adopted by reference in this title, or its appendices, differ from the requirements or conditions imposed by a provision of another law, ordinance, resolution or order having application in the Town of Parachute, the provision which is more restrictive shall govern.

13.10.060 Violations – Penalty.

A. Except as may otherwise be provided in this title, any person, firm, or corporation violating any of the provisions of this title shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this title is committed, continued or permitted. Said offense shall be deemed to be one of “strict liability.” Only the Town of Parachute, by and

through its Building Official, or his designee, the Town Attorney or the Police Department, shall be permitted to initiate the filing of a complaint in the Parachute Municipal Court for violation of any of the provisions of this title and the primary codes adopted by reference herein.

B. In the event any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used, or maintained in violation of this title or any primary code adopted by reference herein, the Town Attorney, upon request of the Building Official or the Town Manager, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use, in any court of competent jurisdiction.

Chapter 13.20 BUILDING CODE

13.20.010. Adoption by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Building Code, 2018 Edition, together with the chapters of the appendix as set forth below, promulgated by the International Code Council, Inc. (hereinafter "IBC" or "International Building Code"). The purpose of the IBC is to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town.

B. The following chapters of the appendix of the International Building Code, 2018 Edition, are adopted:

Appendix C: Group U Agricultural Buildings

Appendix E: Supplementary Accessibility Requirements

Appendix G: Flood-Resistant Construction.

Appendix I: Patio Covers.

Appendix J: Grading.

C. The fees assessed pursuant to the International Building Code shall be set by Resolution of the Town Council.

13.20.020 Amendments.

The *International Building Code*, 2018 Edition, is amended as follows:

A. Section 101.1. Section 101.1 is amended to read as follows:

These regulations shall be known as the Building Code of the Town of Parachute, Colorado, and shall be cited as such and will be referred to herein as “this code”

B. *Section 101.4.1.* Section 101.4.1 is hereby amended to read as follows:

The provisions of the International Fuel gas Code as amended and adopted by the State of Colorado Plumbing Board (per 3 CCR 720-1 of the Code of Colorado Regulations.)

C. *Section 101.4.3.* Section 101.4.3 is amended to read:

The provisions of the International Plumbing Code as amended and adopted by the State of Colorado Plumbing Board (per 3 CCR 720-1 of the Code of Colorado Regulations).

D. *Section 101.4.4.* Section 101.4.4 is hereby repealed in its entirety.

E. *Section 102.6.* Section 102.6 is hereby amended to read as follows:

The legal occupancy of any structure existing on the date of the adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, or the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

F. *Section 103.3.* Section 103.3 is amended to read as follows:

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint a deputy Building Official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

G. *Section 104.1.* Section 104.1 is amended to read as follows:

The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in

order to clarify the applications of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

H. *Section 104.8.* Section 104.8 is amended to read as follows:

The adoption of this code, and any previous Codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous Codes be deemed to create any civil remedy against a public entity, public employee or agent. The Building Official, members of the Board of Adjustments or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of a direct act or by reason of an act or omission in the discharge of duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

I. *Section 105.1.1.* Section 105.1.1 is hereby repealed in its entirety.

J. *Sections 104.10.1, 1612.3 and 1612.4.* Sections 104.10.1, 1612.3 and 1612.4 are amended to read: Consideration of Flood Hazard Areas shall be as adopted by Title 15, Chapter 15.05 of this Municipal Code

K. *Section 105.1.2.* Section 105.1.2 is hereby repealed in its entirety.

L. *Section 105.2.* Section 105.2 is amended to read as follows:

Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

1. One story detached accessory structures used as tool and storage sheds, and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet. Such structures shall be located in accordance with Section 705.3 with respect to other structures on the same lot and in accordance with Chapter 15.02 Zoning Regulations.

2. Fences not over six feet (6') high. Used for non-agricultural uses and any fence for agricultural purposes that is a post and wire construction.

* * *

14. Agricultural buildings as defined herein.

15. Window and door replacement provided no structural changes are needed or proposed.

16. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point; a site-plan is required and subject to approval with regards to setback requirements.

17. Re-siding without alteration of wall structure provided, however, the proposed weather barrier is not a stucco-type product*. (*If the stucco-type product will be applied over an existing masonry or concrete surface it too shall be exempt from requiring a permit).

M. *Section 105.5.* Section 105.5 is amended to read as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced. Permits must pass a required inspection or show substantial progress during the one hundred eighty (180) day period in order not to be considered suspended or abandoned. On expired permits, before such work can be commenced or recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half (1/2) of the permit fee of the original permit, provided no changes have been made or will be made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one (1) year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in section r106 and section r108. Any nullified permit where the suspension or abandonments have exceeded one (1) year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for one hundred eighty (180) days from the date of extension, does not require

compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the building code has been adopted, the original plans shall be reviewed and required to comply with the current code. The permittee shall pay a permit fee based on the current projected valuation plus the applicable plan check fees.

N. *Section 108.3.* Section 108.3 is amended to read as follows:

The State Electrical Inspector is authorized to give permission to temporarily supply and use power in part of an electrical installation before the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power as regulated by the State Electrical Inspector.

O. *Section 109.* Section 109 is amended to read as follows:

On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for permit shall be paid as required, in accordance with the adopted Town of Parachute building permit fee schedule as provided in PMC Appendix A.

P. *Section 109.4.* Section 109.4 is amended to read as follows:

Work being conducted without a valid building permit shall be subject to a fee equal to ten percent (10%) of what a permit would cost set forth in Appendix A of this code, but not less than \$100.00 and not to exceed \$500.00, and payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense, as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

Q. *Section 109.6.* Section 109.6 is amended to read as follows:

The Building Official is authorized to establish a refund policy. The Building Official may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under the permit issued in accordance with this Code. The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

- R. *Section 110.3.5.* Section 110.3.5 is amended by deleting the exception.
- S. *Section 113.* In Section 113, and wherever in this code there is a reference made to the Board of Appeals, it shall be amended to read "Board of Adjustment."
- T. *Section 113.3.* Section 113.3 is deleted in its entirety.
- U. *Section 202.* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

Factory Built Building. A building which is assembled in a facility that has been approved by the State of Colorado, built to the building, plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

Fire Department. The chief officer of the Grand Valley Fire Protection District, or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the United States government. Singular includes plural, male includes female.

Usable Space under Floors. Usable space is that space under the first story between the underside of the floor joists or floor truss and the ground below which exceeds forty-six inches (46") at any point.

- V. *Section 310.4.2.* Section 310.4.2 is hereby amended to read:
- 310.4.2 Lodging houses. Owner-occupied lodging houses with four or fewer guest rooms and 10 or fewer total occupants shall be permitted to be constructed in accordance with the International Residential Code as adopted.
- W. *Section 901.5.* Section 901.5 is amended by adding a new subsection 901.5.1 to read as follows:
- All fire protection systems required by this code shall be reviewed, inspected and approved by an authorized representative of the fire department or other qualified individual as approved by the Colorado State Department of Fire Prevention and Control.
- X. *Section 1608.2.* Section 1608.2 is amended to read as follows:

Ground Snow Load. As determined by the Town of Parachute to be 30 psf. Potential unbalanced accumulations of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. Minimum snow loads are in pounds per square foot of horizontal projected area. All snow load designs are to be designed and sealed by a Colorado registered engineer or architect.

Y. *Section 1805.1.* Section 1805.1 is amended to read as follows:

Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A copy of the soils report shall accompany the foundation design submittals.

Footings and foundations shall be built on undisturbed soil or compacted fill material or CLSM. Compacted fill material shall be placed in accordance with Section 1803.5. CLSM shall be placed in accordance with Section 1803.6, or fill may be placed in accordance with engineer's specifications. The top surface of footings shall be level. The bottom surface of footings are permitted to have a slope not exceeding one (1) unit vertical in ten (10) units horizontal (ten percent (10%) slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footing or where the surface of the ground slopes more than one (1) unit vertical in ten (10) units horizontal (ten percent (10%) slope).

Z. *Section 1809.5.* Section 1809.5 #1 is amended to read as follows:

1. Extending below the frost line of the locality; declared to be twenty-four inches (24").

AA. *Section 3001.1.* Section 3001.1 is amended to read as follows:

This Chapter governs the design, construction, installation, alteration, maintenance and repair of new and existing installations of elevators, dumbwaiters, escalators and moving walks, requiring permits therefor and providing procedures for the inspection and maintenance of such conveyances and as additionally enforced by the Colorado Department of Oil and Public Safety – Conveyances Department.

BB. *Section 3311.2.* Section 3311.2 is amended to read as follows:

Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the Fire

Department. Such standpipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished or as approved by the Fire Department.

CC. *Section 3311.4.* Section 3311.4 is amended to read as follows:

Water supply for fire protection, either temporary or permanent shall be made available as soon as combustible material accumulates or as approved by the Fire Department.

13.20.030 Copy on file.

At least one (1) copy of the International Building Code, 2018 Edition, and the adopted chapters of the appendix thereto, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.20.040 Penalties.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure in the Town or cause or permit the same to be done, contrary to or in violation of any of the provisions of the IBC.

Any person, firm or corporation violating any of the provisions of the IBC shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IBC is committed, continued or permitted. Any offense under this section shall be deemed one of "strict liability." Violation of the IBC shall constitute a Class B municipal offense, as provided in PMC 11.01.030.

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of any violation of the provisions of the IBC. No permit presuming to give authority to violate or cancel the provisions of the IBC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IBC or any other ordinance or from revoking any certificates of approval when issued in error.

Chapter 13.30
INTERNATIONAL MECHANICAL CODE

13.30.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Mechanical Code, 2018 Edition, together with the chapter of the appendix set forth below, promulgated by the International Code Council, Inc. (hereinafter “IMC” or “International Mechanical Code”). The purpose of this code is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use and maintenance of mechanical systems, including heating, ventilating, cooling and refrigeration systems, within the Town of Parachute.

B. The following chapters of the appendix of the International Mechanical Code, 2018 Edition, are adopted:

Appendix A: Combustion Air Openings and Chimney Connector Pass-Throughs.

13.30.020 Amendments.

The International Mechanical Code, 2018 Edition, is hereby amended as follows:

A. *Section 101.1.* Section 101.1 is amended to read as follows:

These regulations shall be known as the Mechanical Code of the Town of Parachute, Colorado, hereinafter referred to as “this Code.”

B. *Section 103.2.* Section 103.2 is amended to read as follows:

The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied.

C. *Section 103.4.* Section 103.4 is amended to read as follows:

The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent,

nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

D. *Section 106.3.1.* Section 106.3.1 is amended to read as follows:

Construction documents, engineering calculations, diagrams and other data shall be submitted in three (3) sets with each application for a permit. The Code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by State law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this Code. Construction documents for buildings more than two (2) stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire resistance rating and fireblocking.

Exception: The Code official shall have the authority to waive the submission of construction documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this Code.

E. *Section 106.5.2.* Section 106.5.2 is amended to read as follows:

The fees for mechanical work only, shall be as set forth in Appendix A of the PMC.

F. *Section 106.6.3.* Section 106.6.3 is amended to read as follows:

The Building Official shall authorize the refunding of fees pursuant to Appendix A of the PMC.

G. *Section 108.4.* Section 108.4 is amended to read as follows:

Work conducted without a permit. Work being conducted without a valid mechanical permit shall be subject to a fee of ten percent (10%) of what a permit would cost as set forth in Appendix A of the PMC, but not less than \$100.00 and not to exceed \$500.00, payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

H. *Section 108.5.* Section 108.5 is amended by completing the information required:

Upon notice from the Code official, that mechanical work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.

I. *Section 109.* Section 109 is hereby repealed in its entirety. See IBC for the appeal process.

J. *Section 202.* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

K. *Section 509.1.* Section 509.1 is amended to read as follows:

Commercial food heat-producing appliances required by Section 507.2.1 to have a Type I hood shall be provided with an approved automatic fire suppression system complying with the International Building Code and the International Fire Code. All fire suppression systems

required by this Code shall be inspected and approved by an authorized representative of the Fire Department or another qualified individual with prior approval of the Building Official.

- L. *Section 805.* Section 805 is amended by adding new sections to read as follows:

805.8

Factory-built chimneys shall be effectively fireblocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10').

805.9

Factory-built chimneys will be installed in an insulated chase when run on the exterior of a building.

- M. *Section 903.3.* Section 903.3 is amended to read as follows:

Unvented gas log heaters are prohibited.

13.30.030 Copy on file.

At least one (1) copy of the IMC, 2018 Edition, and Chapter A of the appendix thereto, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.30.040 Penalties.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, use or maintain any mechanical system or equipment or cause to or permit the same to be done in violation of the IMC, as adopted.

Any person, firm or corporation violating any of the provisions of the IMC, as adopted, shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030 and shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IMC is committed, continued or permitted. Said offense shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IMC. No permit presuming to give authority to violate or cancel the provisions of the IMC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IMC or any other ordinance or from revoking any certificates of approval when issued in error.

Chapter 13.40 INTERNATIONAL PLUMBING CODE

13.40.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Plumbing Code, 2018 Edition, with the appendices described below, promulgated by the International Code Council, Inc. (hereinafter "IPC" or "International Plumbing Code"). The purpose of the IPC is to protect the safety of residents of the Town by prescribing minimum standards for plumbing installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing systems.

B. The following appendices of the International Plumbing Code, 2018 Edition, are adopted:

Appendix E: Sizing of Water Piping System.

Appendix F: Structural Safety.

C. The fees to be charged pursuant to the International Plumbing Code shall be set forth by resolution of the Parachute Town Council as provided in PMC Appendix A.

13.40.020 Amendments.

The International Plumbing Code, 2018 Edition, is hereby amended as follows:

A. *Section 101.1.* Section 101.1 is amended to read as follows:

These regulations shall be known as the Plumbing Code of the Town of Parachute, Colorado, hereinafter referred to as "this Code."

B. *Section 101.3.* Section 101.3 is amended to read as follows:

The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems. The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this Code, the more restrictive shall apply.

C. *Section 103.2.* Section 103.2 is amended to read as follows:

The Code official shall be appointed by the chief appointing authority of the jurisdiction; and the Code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority. The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of the Code is neither intended nor implied.

D. *Section 103.4.* Section 103.4 is amended to read as follows:

The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

E. *Section 106.6.2.* Section 106.6.2 is amended to read as follows:

The fees for plumbing work shall be as set forth in Appendix A of the PMC.

- F. *Section 106.6.3.* Section 106.6.3 is amended to read as follows:

The Building Official shall authorize the refunding pursuant to Appendix A of the PMC.

- G. *Section 108.4.* Section 108.4 is amended to read as follows, and by adding the following exception:

Work conducted without a permit. Work being conducted without a valid building/plumbing permit shall be subject to a fee of ten percent (10%) of what a permit would cost as set forth in Appendix A of the PMC, but not less than \$100.00 and not to exceed \$500.00, and payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable plumbing permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

- H. *Section 108.5.* Section 108.5 is amended by completing the information required:

Upon notice from the Code official, work on any plumbing system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.

- I. *Section 109.* Section 109 is hereby repealed in its entirety. See IBC for the appeal process.

- J. *Section 202.* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

K. *Section 305.4.1.* Section 305.4.1 is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen inches (18") below grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

L. *Section 1109.* Section 1109 shall be repealed in its entirety thereby prohibiting the practice of discharging stormwater to the Sanitary Sewer system.

M. Additional amendments as provided in the Rules and Regulations of the State of Colorado Plumbing Board as established in 3 CCR 720-1 are hereby adopted by this reference.

13.40.030 Copy on file..

At least one (1) copy of the International Plumbing Code, 2018 Edition, and the appendices adopted thereto, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.40.040 Penalties.

Any person, firm, or corporation violating any provisions of the IPC shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the IPC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IPC shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IPC. No permit presuming to give authority to violate or cancel the provisions of the IPC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing

construction operations from being carried on thereunder when in violation of the IPC or any other ordinance, or from revoking any certificate of approval when issued in error.

Chapter 13.50
INTERNATIONAL FUEL GAS CODE

13.50.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Fuel Gas Code, 2018 Edition, together with the chapters of the appendix set forth below, promulgated by the International Code Council, Inc. (hereinafter “IFGC” or “International Fuel Gas Code”). The purpose of the IFGC is to protect the safety of residents of the Town by prescribing minimum standards for the installation and maintenance of gas and fuel burning appliances and related piping within the Town of Parachute.

B. The following chapters of the appendix of the International Fuel Gas Code, 2018 Edition, are adopted.

Appendix A: Sizing and capacities of gas piping.

Appendix B: Sizing of venting systems serving appliances equipped with draft hoods category I appliances and appliances listed for use with type B vents.

Appendix C: Exit terminals of mechanical draft and direct-vent venting systems.

Appendix D: Recommended procedure for safety inspection of an existing installation.

13.50.020 Amendments.

The International Fuel Gas Code, 2018 Edition, is hereby amended as follows:

A. *Section 101.1.* Section 101.1 is amended to read as follows:

These regulations shall be known as the Fuel Gas Code of the Town of Parachute, Colorado, hereinafter referred to as “this Code.”

B. *Section 103.2.* Section 103.2 is amended to read as Follows:

Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied.

C. *Section 103.4.* Section 103.4 is amended to read as follows:

The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Code official, officer or employee charged with enforcement of this Code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Code official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code; and any officer of the Department of Mechanical Inspection, acting in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith.

D. *Section 106.6.2.* Section 106.6.2 shall have the fee schedule set forth in Appendix A of the PMC.

E. *Section 106.6.3.* Section 106.6.3 is amended to read as follows:

The Building Official shall authorize the refunding of fees as set forth in Appendix A of the PMC.

F. *Section 108.4.* Section 108.4 is amended to read as follows:

Work conducted without a permit. Work being conducted without a valid Mechanical or Plumbing permit shall be subject to a fee of ten percent (10%) of what a permit would cost as set forth in Appendix A of the PMC, but not less than \$100.00 and not to exceed \$500.00, and payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit, plan check and administration fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

- G. *Section 108.5.* Section 108.5 is amended by completing the information required:

Upon notice from the Code official that work is being done contrary to the provisions of this Code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code.

- H. *Section 109.* Section 109 is hereby repealed in its entirety.

- I. *Section 202.* Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Fire Department. The chief officer of the Grand Valley Fire Protection District or the chief officer's authorized representative.

Person. A natural person or individual, partnership, corporation, association, company or other corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the State or the United States government. Singular includes plural, male includes female.

- J. *Section 303.* Section 303 is amended by adding a subsection:

303.8 LPG Appliances

Appliances burning LPG (Liquid Petroleum Gas) shall not be installed in a pit basement or similar location where heavier-than-air gases may collect unless such location is provided with an approved means for removal of unburned gas. The policy of the Town of Parachute is as follows:

1. An untrapped drain with a minimum diameter of four inches (4") located in the lowest area where heavier than air vapors may collect is to be run with a continuous slope to an exterior area, which is not within a depression or recessed below adjacent terrain.
2. The area of termination is to be determined by the building inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.

3. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris and animals, which may cause blockage of the drain. This protection is to be approved by the building inspector.

K. Section 403.4.2. Section 403.4.2 is amended to add the following:

Galvanized pipe shall not be used with propane.

L. *Section 406.4.1.* Section 406.4.1 is amended to read as follows:

The test pressure to be used shall be no less than one and one-half (1-1/2) times the proposed working pressure, but not less ten (10) psig irrespective of design pressure. Where the test pressure exceeds one hundred twenty-five (125) psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than fifty percent (50%) of the specified minimum yield strength of the pipe.

M. *Section 501.8.* Section 501.8 is amended to delete item #8:

N. *Section 506.* Section 506 is amended by adding two new subsections to read as follows:

506.4

Factory-built chimneys shall be effectively fireblocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10').

506.5

Factory-built chimneys will be installed in an insulated chase when run on the exterior of a building.

O. *Section 603.1.* Section 603.1 is amended to read as follows:

Log lighters are prohibited.

P. *Section 621.1.* Section 621.1 is amended to read as follows:

Prohibited Installation. Installation of unvented room heaters and unvented log heaters is prohibited.

Q. *Subsections 621.2 through 621.7.* Subsection 621.2 through 621.7 are hereby repealed.

R. Additional amendments as provided in the Rules and Regulations of the State of Colorado Plumbing Board as established in 3 CCR 720-1 are hereby adopted by this reference.

13.50.030 Copy on file.

At least one (1) copy of the International Fuel Gas Code, and the chapters of the appendix herein adopted, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.50.040 Penalties.

Any person, firm or corporation violating any provisions of the IFGC shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the IFGC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any criminal offense under the IFGC shall be deemed one of "strict liability."

The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IFGC. No permit presuming to give authority to violate or cancel the provisions of the IFGC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IFGC, or any other ordinance or from revoking any certificate of approval when issued in error.

Chapter 13.60 INTERNATIONAL RESIDENTIAL CODE

13.60.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is hereby adopted, by reference thereto, the International Residential Code, 2018 Edition, together with a chapter of the appendix as set forth below, promulgated by the International Code Council, Inc. (hereinafter "IRC")

or “International Residential Code”). The purpose of the IRC is to regulate the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, additions to, use or maintenance of one (1) and two (2) family dwellings and townhouses not more than three (3) stories in height within the Town of Parachute.

B. The following chapters of the appendix of the International Residential Code, 2018 Edition, are adopted:

Appendix B: Vent Sizing

Appendix F: Radon Control

Appendix H: Patio Covers

Appendix J: Existing Buildings and Structures is amended to read as follows:

Section AJ501.5 Electrical repairs and upgrades are subject to the NEC as adopted by the State of Colorado Electrical Board

Appendix K: Sound transmission.

Appendix M: Home Day Care

Appendix Q: Tiny Homes

Appendix R: Light Straw-Clay Construction.

Appendix S: Strawbale Construction

C. Any fees required pursuant to the International Residential Code shall be as set forth by resolution of the Parachute Town Council in Appendix A and as provided in Chapter 13.80 PMC.

13.60.020 Amendments.

The International Residential Code, 2018 Edition, is hereby amended as follows:

A. *Section R101.1.* Section R101.1 is amended to read as follows:

These regulations shall be known as the Residential Code for One- and Two- Family Dwellings of the Town of Parachute, Colorado, and shall be cited as such and will be referred to herein as “this Code.”

B. *Section R101.2.* Section R101.2 is amended to read as follows:

The provisions of the International Residential Code for One- and Two- Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two- family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress and their accessory structures.

Exception: The following shall be permitted to be constructed in accordance with this code as adopted:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care that are within a single-family dwelling.

C. *Section R102.7.* Section R102.7 is amended to read as follows:

The legal occupancy of any structure existing on the date of the adoption of this Code shall be permitted to continue without change, except as is specifically covered in this Code, or the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

D. *Section R104.1.* Section R104.1 is amended to read as follows:

The Building Official is hereby authorized and directed to enforce all of the provisions of this Code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this Code is neither intended nor implied. The Building Official shall have the authority to render interpretations of this Code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures

shall be in conformance with the intent and purpose of this Code. Such policies and procedures shall not have the effect of waiving the requirements specifically provided for in this Code.

E. *Section R104.8.* Section R104.8 is amended to read as follows:

The adoption of this Code, and any previous codes adopted by the Town of Parachute, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this Code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Building Official, members of the Board of Adjustments or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of duties required by this Code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of a direct act or by reason of an act or omission in the discharge of duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for costs in any action, suit or proceeding that is instituted in pursuance of the provisions of this Code.

F. Sections R104.10.1, R105.3.1.1, R301.2.4, R309.3 and R322 are amended to read: Consideration of Flood Hazard Areas shall be as adopted by Title 15, Chapter 15.05 of the PMC.

G. *Section R105.1.* Section R105.1 is amended to add a subsection:

R105.1.1 Reroofing permit.

A permit is required to reroof a residence.

H. *Section R105.2.* Section R105.2 is amended to read as follows:

Permits shall not be required for the following. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

Building:

1. One story detached accessory structures used as tool and storage sheds or playhouses, provided the floor area does not exceed one hundred twenty (120) square feet.

2. Fences not over six feet (6') high used for non-agricultural uses and any fence built for agricultural purposes that is a post and wire construction.
3. Retaining walls which are not over four feet (4') in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two (2) to one (1).
5. Sidewalks and driveways not more than thirty inches (30") above grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than twenty-four inches (24") deep.
8. Swings and other playground equipment accessory to one- and two-family dwellings.
9. Window awnings supported by an exterior wall which do not project more than fifty-four inches (54") from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, provided that a site-plan is submitted for review and approval showing that Zoning setbacks will be adhered to.
11. Window and door replacement provided no structural changes are needed or proposed.
12. Re-siding without alteration of wall structure provided, however, the proposed weather barrier is not a stucco-type product*. (*If the stucco-type product will be applied over an existing masonry or concrete surface, it too shall be exempt from requiring a permit).

Electrical: All exemptions are subject to the laws established by the Colorado State Electrical Board.

Plumbing: All exemptions are subject to the laws established by the Colorado State Plumbing Board.

- I. *Section R105.5.* Section R105.5 is amended to read as follows:

Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or the work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty (180) days at any time after the work is commenced. Permits must pass a required inspection pursuant to the schedule provided in Appendix A of the PMC, or show substantial progress during the one hundred eighty (180) day period in order not to be considered suspended or abandoned. On expired permits, before such work can be commenced or recommenced, a re-issued or new permit shall be obtained. The fee for a re-issued or new permit shall be one-half (1/2) of the permit fee of the original permit, provided no changes have been made or will be made in the original plans and specifications for such work, and further provided that such suspension or abandonment has not exceeded one (1) year. Changes in plans and specifications shall require an additional permit fee and plan review fee as described in Section R106 and Section R108. Any nullified permit where the suspension or abandonments have exceeded one (1) year will require the permittee to pay a new permit fee plus plan review fee.

Any person holding an unexpired and valid permit may apply for an extension of time to commence work, return to work or complete work under that permit by submitting a written request describing good and satisfactory reason for such extension. This request shall be received prior to the date on which the original permit expires or becomes null and void. An extended permit is valid for one hundred eighty (180) days from the date of extension, does not require compliance with codes adopted since the original permit was issued, and does not require payment of new fees. No permit shall be extended more than twice.

When a permit has expired or been nullified and a new addition of the Building Code has been adopted, the original plans shall be reviewed and required to comply with the current Code. The permittee shall pay a permit fee based on the current projected valuation plus the applicable plan check fees.

J. *Section R106.1.* Section R106.1 is amended to read as follows:

Three (3) sets of construction documents shall be submitted with each application for a permit. Electronic media documents are permitted to be submitted when approved by the Building Official. Special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The Building Official has determined that the following submittal documents must be prepared by registered design professionals: site plans for vacant lots, soil tests, foundation designs and roof/truss designs. These documents must be stamped by a Colorado registered design professional.

- K. *Section R106.2.* Section R106.2 is amended to read as follows:

The construction documents submitted with the application for a permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from the lot line. All permit applications to develop vacant land or within fifty feet (50') of a property line shall have a site plan prepared by a State of Colorado licensed professional for setback verification. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

- L. *Section R108.2.* Section R108.2 is amended to read as follows:

On buildings, structures, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for permit shall be paid as required, as set forth in Appendix A of the PMC.

- M. *Section R108.5.* Section R108.5 is amended to read as follows:

The Building Official shall authorize the refunding of fees as set forth in Appendix A of the PMC.

- N. *Section R108.6.* Section R108.6 is amended by adding a subsection:

R108.6 Work commencing before permit issuance.

Work being conducted without a valid Building Permit shall be subject to a fee of ten percent (10%) of what a permit would cost as set forth in Appendix A of this code, but not less than \$100.00 and not to exceed \$500.00, and payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable building permit and plan check fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five days from due notice being served shall be deemed a separate offense.

- O. *Section R109.* Section R109 is amended to add the following subsection:

R109.5 Reinspections.

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees shall be as set forth in Appendix A of this code.

P. *Section R111.1.* Section R111.1 is amended to read as follows:

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official, or the State of Colorado Electrical Inspector.

Q. *Section R112.* Section R112 is amended as follows:

In Section R112, and wherever in this Code there is a reference made to Board of Appeals, it shall be amended to read Board of Adjustments.

R. *Section R112.3.* Section R112.3 is deleted in its entirety.

S. *Section R202.* Section R202 is amended by adding the following definitions within the alphabetical order of the existing definitions.

Agricultural Building. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public. The building's sole use must be agricultural.

Building. Building shall mean any one- and two-family dwelling or portion thereof, including townhouses, that is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include a minimum building dimension of twenty feet (20') wide and twenty feet (20') long.

Bedroom. A room which is designed as a sleeping room, a loft, a mezzanine or a room or area that can be used as a sleeping room and contains a closet.

Certificate of Occupancy. A written notification from the Building Official that the work covered under the permit is complete and the permit is closed.

Factory Built Building. A building which is assembled in a facility that has been approved by the State of Colorado, built to the building, plumbing and mechanical codes as adopted by the Colorado Division of Housing, with the work performed at the facility inspected by and bearing the Colorado Division of Housing identification label.

Fire Department. The chief officer of the Grand Valley Fire Protection District, or the chief officer's authorized representative.

Kitchen. A room or area that is designated to be used for the preparation of food, and which contains more than one standard size kitchen appliance or fixture.

Manufactured Home. A single family dwelling which is partially or entirely assembled in a factory, is not less than twenty feet (20') in width and twenty feet (20') in length, is installed on a permanent foundation, has a brick, wood or cosmetically equivalent exterior and a pitched roof, is certified pursuant to the "National Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq., as amended, and bearing the H.U.D. identification label. Installed and set up as required in the set up manual supplied with the manufactured home, and pursuant to the MHIP Handbook as adopted by the State of Colorado, Division of Housing.

Person. A natural person or individual, partnership, corporation, association, company or other public or corporate body, including the federal government, and includes any political subdivision, agency, instrumentality, or corporation of the United States government. Singular includes plural, male includes female.

Usable Space under Floors. Usable space is that space under the first story between the underside of the floor joists or floor truss and the ground below which exceeds forty-six inches (46") at any point.

T. *Table R301.2(1).* The following information has been provided to complete Table R301.2(1):

Ground Snow Load: 30 psf

Wind Speed: 115 MPH Ultimate Exposure C See Section R301.2.1.4

Seismic Design Category: B

Weathering Probability for Concrete: Severe

Frost Line Depth: 24 inches

Termite Infestation Probability: None to Slight

Decay Probability: None to Slight

Winter Design Temperature: Minus 2 degrees (all temperatures are shown as Fahrenheit)

Summer Cooling Design Temperature: 87 degrees

Indoor Design Temperature: 70 degrees for heating; 75 degrees for cooling.

Heating Temperature Difference: 72 degrees

Cooling Temperature Difference: 12 degrees

Winter Humidity: 30%

Summer Humidity: 50%

Ice Shield Underlayment Required: Yes

Flood Hazards: Yes: As indicated by Flood Insurance Rate Map 0845C1433E for Garfield County Panel 1433 of 2075 dated November 23, 2016

Air Freezing Index: 2000 Mean Annual Temp: 46.8

- U. *Section R306.* Section R306 is amended by adding a new subsection to read as follows:

R306.5 Sanitation at construction sites.

Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

- V. *Section R313.* Section R313 is deleted in its entirety.

- W. *Section R326.1.* Section R326.1 is deleted in its entirety.

- X. *Section R401.2.* Section R401.2 is deleted in its entirety and rewritten to read as follows:

R401.2 Requirements. Foundations shall be designed and the construction drawings stamped by a Colorado registered professional engineer or licensed architect. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A copy of the soils report shall accompany the foundation design submittals.

Exception: Foundation designs for detached structures accessory to One-Family Dwellings, Two-Family Dwellings, and Townhomes shall be permitted to utilize the minimum foundation design requirements of Chapter 4, I.R.C.

- Y. *Section R401.4.* Section R401.4 is amended to read as follows:

Whereas the Building Official has determined that the soil types within this jurisdiction are largely expansive, compressive, shifting or have other unknown characteristics, soils tests will be required to determine the soil's characteristics at a particular location. This test shall be made by an approved agency using an approved method. The bearing capacity of the soil shall be listed in the report and the results of the soil test shall be used to determine the engineered foundation design.

Z. *Section R908.3.1.1.* Section R908.3.1.1 #3 is amended to read: Where the existing roof has two or more applications of any type of roof covering unless the third covering is metal panels and appropriate length fasteners are used.

AA. *Section R908.* Section R908 is amended by adding subsection R908.7 to read: R908.7 Attic ventilation shall be made to be in compliance with Section R806 when possible.

BB. *Section R100=52.* Section R1005 is amended by adding the following subsections:

R1005.9

Factory-built chimneys shall be effectively fireblocked within the chase enclosure at each floor-ceiling level and at the roof. The vertical distance between adjacent fireblocking shall not exceed ten feet (10').

R1005.10

Factory-built chimneys shall be installed in an insulated chase when run on the exterior of the building.

CC. *Section R1005.4.* Section R1005.4 is amended by adding a new subsection to read as follows:

R10045.4.1 Factory-built fireplaces and stoves.

Factory-built fireplaces and stoves shall meet requirements as defined by Section 25-7-401, C.R.S., et seq. and the regulations promulgated thereunder.

DD. *Section N1102.* Section N1102.4.1.2 is hereby deleted in its entirety.

EE. *Section N1103.3.3* Section N1103.3.3 is hereby deleted in its entirety.

FF. *Section N1103.3.4.* Section N1103.3.4 is hereby deleted in its entirety.

GG. *Section N1103.5.1.* Section N1103.5.1 is amended to read:

When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

HH. *Section N1103.5.2.* Section N1103.5.2 is amended to read: When installed, demand recirculation water-systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).

II. *Section N1103.5.4.* Section N1103.5.4. is amended to read:

When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

JJ. *Section M1308.* Section M1308 is amended to include the additional following subsection:

M1308.3 LPG (Liquid Petroleum Gas) Appliances shall not be installed in a pit, basement or similar location where heavier than air gases collect unless such location is provided with an approved means for removal of unburned gas. The policy in Parachute, Colorado to approve such means is as follows:

1. An untapped drain with a minimum diameter of four inches (4") located in the lowest area where heavier than air vapors may collect is to run with a continuous slope to an exterior area, which is not within a depression or recessed below the adjacent terrain.
2. The area of termination is to be determined by the Building Inspector as likely to remain free of standing water, ice and other debris that may prevent the flow and dissipation of unburned gas.
3. The upper inlet and the termination of the drain are to be provided with protection from the entry of debris or animals, which may cause blockage of the drain.

KK. *Section M1401.* Section M1401 is amended to include the additional following subsection:

M1401.6 LPG Fuel.

See Section M1308.3 on using LPG appliances in a pit or basement.

LL. *Section M2001.* Section M2001 is amended to include the additional following subsection:

M2001.5 LPG Fuel.

See Section M1308.3 on using LPG appliances in a pit or basement.

MM. *Section G2404.* Section G2404 is amended to include the additional following subsection:

G2404.10 LPG Fuel.

See Section M1308.3 on using LPG appliances in a pit or basement.

NN. *Section G2406.2.* Section G2406.2 is amended to delete Exceptions #3 and #4.

OO. *Section G2425.8.* Section G2425.8 is amended to delete item #7.

PP. *Section G2445.1.* Section G2445.1 is amended to read: Unvented Room Heaters are prohibited.

QQ. *Sections G2445.* Sections G2445.2 through G2445.7 are deleted in their entirety.

RR. *Section P2501.1.* Section P2501.1 is amended to read as follows:

The provisions of this Chapter shall establish the general administrative requirements applicable to plumbing systems and inspection requirements of this Code. The intent of this Code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this Code, the more restrictive shall apply.

SS. *Section P2603.5.1.* Section P2603.5.1 is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen inches (18") below grade at the point of septic tank connection. Building sewers shall be a minimum of twelve inches (12") below grade.

TT. *Section P3103.1.1.* Section P3103.1.1 is amended to read as follows:

All open vent pipes which extend through a roof shall be terminated at least twelve inches (12") above the roof.

UU. Additional amendments as provided in the Rules and Regulations of the State of Colorado Plumbing Board as established in 3 CCR 720-1 are hereby adopted by this reference.

VV. The entire Part VIII Electrical is deleted. All electrical work shall be done in accordance with the Rules and Regulations of the State of Colorado Electrical Board.

13.60.030 Copy on file.

At least one (1) copy of the International Residential Code, 2018 Edition, and the chapters of the appendix adopted herein, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.60.040 Penalties.

Any person, firm or corporation violating any of the provisions of the IRC shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the IRC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IRC shall be deemed one of "strict liability."

The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IRC. No permit presuming to give authority to violate or cancel the provisions of the IRC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IRC or any other ordinance, or from revoking any certificate of approval when issued in error.

Chapter 13.70
International Existing Building Code

13.70.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Existing Building Code, 2018 Edition, together with the chapters of the appendix as set forth below, promulgated by the International Code Council, Inc. (hereinafter "IEBC" or "International Existing Building Code"). The purpose of the IEBC is to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town.

B. The following chapter of the appendix of the International Existing Building Code, 2018 Edition, is adopted:

Resource A – Guidelines on Fire Ratings for Archaic Materials.

13.70.020 Amendments.

1. Reference to "jurisdiction" in Section 101.1 and elsewhere shall mean the Town of Parachute.
2. Section 108.2 is amended to read: Fees shall be assessed as set forth in Appendix A of this code.
3. Section 108.6 is amended to read: Refunds shall be determined as set forth in Appendix A of this code.
4. Section 112 is amended to read: In Section R112, and wherever in this Code there is a reference made to Board of Appeals, it shall be amended to read Board of Adjustments.
5. Section 113 is amended to read: Work conducted without a permit. Work being conducted without a valid building permit shall be subject to a fee of ten percent (10%) of what a permit would cost as set forth in Appendix A of this code, but not less than \$100.00 and not to exceed \$500.00, and payable to the Town of Parachute if payment is received within five (5) working days after due notice has been served. This fee will be in addition to all applicable

building permit, plan check and administration fees. In the event that payment is not received within the five (5) day period, the responsible party will be guilty of a Class B municipal offense as provided in Section 11.01.030 of the Parachute Municipal Code. Each day that a violation continues after five (5) days from due notice being served shall be deemed a separate offense.

13.70.030 Copy on file.

At least one (1) copy of the 2018 International Existing Building Code, and the chapters of the appendix herein adopted, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.70.040 Penalties.

Any person, firm or corporation violating any provisions of the IEBC shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the IEBC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any criminal offense under the IEBC shall be deemed one of "strict liability."

The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IEBC. No permit presuming to give authority to violate or cancel the provisions of the IEBC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IFGC, or any other ordinance or from revoking any certificate of approval when issued in error.

Chapter 13.80
INTERNATIONAL ENERGY CONSERVATION CODE

13.80.010 Adopted by reference.

A. Pursuant to the power and authority conferred by the laws of the state of Colorado, there is adopted, by reference thereto, the International Energy Conservation Code, 2018 Edition, together with the chapters of the appendix as set forth below, promulgated by the International Code Council, Inc. (hereinafter "IECC" or "International Energy Conservation Code"). The purpose of the IECC is to provide minimum standards to safeguard life and limb, health, property and the public welfare by regulating and controlling various matters including, but not limited to, regulations governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems of structures within the Town.

B. The following chapters of the appendix of the International Energy Conservation Code, 2018 Edition, are adopted: None.

13.80.020 Amendments.

The International Energy Conservation Code, 2018 Edition, is hereby amended as follows:

A. In Section R109, and wherever in this Code there is a reference made to Board of Appeals, it shall be amended to read Board of Adjustments.

Commercial

B. Section C101.1 is amended as follows: This code shall be known as the Energy Conservation Code of Town of Parachute, Colorado, and shall be cited as such. It is referred to herein as "this code."

Residential

C. Section R101.1 is amended as follows: This code shall be known as the Energy Conservation Code of Town of Parachute, Colorado, and shall be cited as such. It is referred to herein as "this code."

D. Section R402.4.1.2 is deleted.

E. Section R403.3.3 is deleted.

F. Section R403.3.4 is deleted.

G. Section R403.5.1 is amended as follows: When these systems are installed, heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

H. Section R403.5.2 is amended as follows: When installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The controls shall limit the temperature of the water entering the cold-water piping to not greater than 104°F (40°C).

I. Section R403.5.4 is amended as follows: When installed, drain water heat recovery units shall comply with CSA B55.2. Drain water heat recovery units shall be tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units shall be less than 3 psi (20.7 kPa) for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units shall be less than 2 psi (13.8 kPa) for individual units connected to three or more showers.

J. R403.6 – append this Section by adding: Automatic controls for heating incoming-air shall be provided.

13.80.030 Copy on file.

At least one (1) copy of the 2018 International Energy Conservation Code, and the chapters of the appendix herein adopted, together with one (1) copy of the ordinance codified in this chapter, shall be kept on file in the office of the Town Clerk or Building Official.

13.80.040 Penalties.

Any person, firm or corporation violating any provisions of the IECC shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the IECC occurs or continues, shall be deemed to constitute a separate offense and, upon

conviction thereof, shall be punishable as herein provided. Any criminal offense under the IECC shall be deemed one of "strict liability."

The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IECC. No permit presuming to give authority to violate or cancel the provisions of the IECC shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IECC, or any other ordinance or from revoking any certificate of approval when issued in error.

Chapter 13.90 ADMINISTRATION AND ENFORCEMENT

13.90.010 Building Official – Designated.

The Town Council shall designate a person to serve as the Town of Parachute Building Official. The Building Official is authorized and directed to enforce all provisions of this title and the codes adopted by reference thereunder. The Town may contract with other persons or other governmental entities to perform inspections and other duties of the Building Official provided for in this title and the codes adopted by reference thereunder.

13.90.020 Interpretation.

The Town Building Official shall be deemed the judge as to the proper interpretation of the rules and requirements of this title and the codes adopted by reference thereunder pertaining to the construction, alteration, enlargement or improvement of buildings and structures regulated by this title or the codes adopted by reference thereunder. Provided, however, the Building Official shall not be permitted to modify any substantive rules and regulations contained in this title and the codes adopted by reference thereunder.

13.90.030 Promulgation of regulations.

The Town Building Official shall be authorized to promulgate from time to time additional regulations, design standards, tables, drawings, and guidelines not in conflict with the provisions of this title and the codes adopted by reference thereunder.

13.90.040 Building Official – Powers and duties.

A. The Building Official is charged with the administration and enforcement of this title and all codes adopted by reference thereunder, under the authority of the Town Council.

B. The Building Official or his designee shall have the power to:

1. Enter any premises at any reasonable time for the purpose of administering this title.
2. Direct that tests of materials, devices, construction methods, structural assemblies or foundation conditions be made, or sufficient evidence of proof be submitted at the expense of the owner, where such evidence or proof is necessary to determine whether the material, devices, construction or foundation meets the requirements of this title. The records of such tests shall be kept available for inspection during the construction of the building or structure and for such a period thereafter as required by the Building Official.
3. Direct by written notice, or by attaching a placard to the premises, the correction of any condition where, in the opinion of the Building Official, such a condition violates the provisions of this title.
4. Revoke a permit where there is a violation of the provisions of this title.
5. Authorize the filing of a criminal complaint in the Parachute Municipal Court if he has probable cause to believe a violation of this title or any code adopted by reference thereunder has been committed.

13.90.050 Responsibility of owner.

Neither the granting of a permit, nor the approval of the drawings and specifications, nor inspections made by the Building Official shall in any way relieve the owner of such building or structure from full responsibility for carrying out all work in accordance with the requirements of this title and the codes adopted by reference thereunder.

13.90.060 Prohibitions.

A. No person shall commence or continue any work in respect to any building, structure, factory-built housing unit, manufactured home, mobile home or equipment without first obtaining required permits from the Town of Parachute, as required by this title and the codes adopted by reference thereunder.

B. No person shall occupy any new building, factory-built housing unit, manufactured home, or mobile home until sewage disposal facilities meeting the minimum standards of the Colorado Department of Public Health and Environment and the Town of Parachute have been installed and have been approved, in writing, by the Town. No person shall occupy any building, factory-built housing unit, manufactured home, or mobile home unless domestic water facilities have been installed and have been approved, in writing, by the Town of Parachute.

13.90.070 Nonassumption, nonwaiver of liability.

The Town of Parachute, its officials, employees, agents thereof shall not be deemed to have assumed a duty of care where none otherwise existed by the performance of a service or an act of assistance for the benefit of any person under this title. The adoption of the codes herein shall not give rise to a duty of care. The enforcement or failure to enforce this title or the mere fact that an inspection was conducted in the course of enforcing this title shall not give rise to a duty of care where none otherwise existed. Enactment of this title shall not constitute a waiver of the official immunity, sovereign immunity, or governmental immunity by the Town of Parachute, its officers, employees, and agents.

Chapter 13.100
PERMITS AND FEES

13.100.010 Permit fees – General.

A. The Building Official shall account for all fees paid under this title for any building, mobile home placement, manufactured home placement, or factory-built unit placement. All fees collected shall be deposited in the Town's general fund, unless otherwise specified by the Town Council.

B. The estimated value of work shall be determined by the Building Official generally in accordance with the annually updated building standards valuation data published by the International Code Council, and subject to subsection (C) of this section. Under the building standards valuation, the average costs per

square foot of residential and commercial buildings are estimated each year with regional modifiers. The regional modifier is multiplied by the listed cost per square foot to determine the adjusted cost of constructing an average building in that region.

C. The valuation data published by the ICC may be modified at the discretion of the Building Official, based upon local conditions and subject to the prior approval of the City Manager; provided, that the Building Official's discretion shall be limited to plus or minus ten percent (10%) of the ICC's annually published Building Valuation Data.

D. The ICC Building Valuation Data may be relied upon by the Building Official for building permit fees and for assessing use taxes in accordance with this code.

E. If the Building Official discovers any person undertaking work in violation of this title, he shall notify the violator to cease such act or acts. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees. The amount of the fee shall be equal to the permit fee or \$100, whichever is greater. Payment of this fee does not constitute approval of work already completed and does not assure that a permit will be issued for the project under consideration.

F. The costs and fees as set forth in Appendix A of the PMC shall apply to all permits. If the Building Official deems it appropriate, he may submit a modification of any fee to the Town Council who shall consider this modification at its next regular meeting. Any fee modification shall become effective upon approval by the Council, subject to the terms and conditions of the motion of approval

13.100.020 Issuance of certificate of occupancy.

In addition to the requirements for the issuance of a certificate of occupancy contained in the codes adopted by reference in this title, no certificate of occupancy shall be issued until the following improvements, if required, have been installed in the development where the building or structure is to be located and have been approved by the Town Building Official:

- A. Sidewalks and bikeways.
- B. Signs.
- C. Street paving with curb and gutter as required.
- D. Street lighting.

- E. Soil stabilization and revegetation measures.
- F. All other public improvements required by a development permit or subdivision improvements agreement.
- G. Land dedication, if required.
- H. Landscaping, if required.

Chapter 13.110 APPEALS

13.110.010 Establishment of Building Board of Appeals.

The Town of Parachute's Board of Adjustment shall serve as the Town's Building Board of Appeals to hear all appeals arising under the codes adopted by reference under this title, except with respect to the National Electric Code. Such Building Board of Appeals shall have jurisdiction to decide any appeals from a decision of the Building Official, or his designee, if the decision of the Building Official or his designee concerns suitability of alternate materials, method of construction or reasonable interpretations of the codes adopted pursuant to this title. Provided, however, the Building Board of Appeals shall not be entitled to hear appeals of life safety matters or the administrative provisions of the codes adopted pursuant to this title, nor shall the Building Board of Appeals be empowered to waive requirements under said codes.

13.110.020 Notice of appeal.

Any person aggrieved by a decision of the Building Official, or his designee, denying, issuing, or revoking a permit or in applying the provisions of this title or any code adopted by reference thereunder, to the construction, alteration, or repair of a structure may appeal such decision to the Board of Adjustment, acting as the Building Board of Appeals, except as otherwise limited in this chapter. An appeal shall be commenced within ten (10) days from the date of the decision of the Building Official, or his designee, by filing a written notice of appeal with the Town Clerk setting forth the decision appealed from and the grounds for said appeal. Upon receipt, the Town Clerk shall transmit the notice of appeal to the Building Official and the Board of Adjustment.

13.110.030 Scheduling of hearing.

Upon receipt of a notice of appeal, the Town Clerk shall schedule said appeal for hearing within thirty (30) days from the date of receipt of the notice of appeal. The Town Clerk shall thereupon mail written notice of the date, time, and place of the hearing to the Building Official and to the appellant.

13.110.040 Hearing.

The hearing on the appeal from a decision of the Building Official shall be public and shall permit the appellant and the Building Official to call witnesses, introduce evidence, examine and cross-examine witnesses, and otherwise provide each of the parties with due process of law. The Board of Adjustment may adopt reasonable rules and regulations for the conduct of such hearings and thereafter such rules and regulations shall govern the conduct of such hearings.

13.110.050 Decision.

The Board of Adjustment, serving as the Building Board of Appeals, shall issue its findings and decision on an appeal in writing no later than thirty (30) days after the conclusion of the hearing. The Town Clerk shall mail copies of the findings and decision to the Building Official and the appellant.

13.110.060 Appeals from the board.

Any decision issued by the Board of Adjustment serving as the Building Board of Appeals on an appeal filed under this chapter shall be final. Any further appeal from the decision of the Board shall be made to the District Court as provided by law.

Chapter 13.120
MANUFACTURED HOUSING

13.120.010 Adoption by Reference.

The Installation Handbook for Manufactured Homes and Factory Built Housing, January 2016 edition, published by the Colorado Department of Local Affairs Guidelines for Manufactured Housing Installations (hereinafter "MHIP Handbook"), and applicable Sections of the 2018 IRC (published by the

International Code Council and as adopted in Chapter 13.60 of this code), together with fees as set forth in Appendix A of this code, are hereby adopted as the Manufactured Housing Code of the Town, by reference, pursuant to statute, for regulating the installation of manufactured homes in the Town and providing for issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such Guidelines referenced above, are hereby referred to, adopted and made a part hereof as if fully set out in this Code. The purpose of the adopted code is to protect the health, safety and welfare of the residents of the Town.

13.120.020 Amendments

None.

13.120.030 Copy on file.

At least one (1) copy of the Installation Handbook for Manufactured Homes and Factory Built Housing, January 2016 edition published by the Colorado Department of Local Affairs Guidelines for Manufactured Housing Installation, certified to be a true copy, has been and is now on file in the office of the Town Clerk,

13.120.040 Penalties

Any person, firm or corporation violating any provisions of the MHIP Handbook, and/or applicable Sections of the IRC, shall be deemed guilty of a Class B municipal offense as provided in PMC 11.01.030. Each separate day or any portion thereof, during which any violation of the MHIP Handbook, and/or applicable Sections of the IRC, occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any criminal offense under the MHIP Handbook, and/or applicable Sections of the IRC, shall be deemed one of "strict liability."

The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the MHIP Handbook, and/or applicable Sections of the IRC. No permit presuming to give authority to violate or cancel the provisions of the MHIP Handbook, and/or applicable Sections of the IRC, shall be valid, except insofar as the work or use, which it authorized, is lawful.

The issuance of or granting of a permit or approval of plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing

construction operations being carried on thereunder when in violation of the MHIP Handbook, and/or applicable Sections of the IRC, or any other ordinance or from revoking any certificate of approval when issued in error.

Chapter 13.130
INTERNATIONAL FIRE CODE

13.130.010 Applicability.

Pursuant to § 30-15-401.5(3), C.R.S., Garfield County Ordinance No. 2005-1, and any amendments thereto or additions thereto, which adopt the International Fire Code, 2015 Edition, within Garfield County, shall apply within the limits of the Town of Parachute.

13.130.020 Violations and penalties.

The penalties, violations and enforcement of the International Fire Code, 2018 Edition, within the Town limits shall be subject to the provisions of § 6 of Garfield County Ordinance No. 2005-1.