

The Building Division is currently operating under the following codes:

2018 International Building Code	2018 International Property Maintenance Code
2018 International Residential Code	2018 International Energy Conservation Code
2018 International Mechanical Code	2018 International Fire Code
2018 International Plumbing Code with CO State Amendments	2018 International Existing Building Code
2018 International Fuel Gas Code with CO State Amendments	2018 International Swimming Pool and Spa Code

2023 National Electrical Code

NFPA 99 Standards for Health Care Facilities, 2015 Edition
Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition
ICC A117.1-2009 Accessible and Usable Buildings and Facilities

Attic Access: 22" X 30"

Crawl Space Access: 18" X 24"

Drywall:	Screws: 12" on ceilings	Nails: 7" on ceilings 8" on walls
	16" on walls framed 16" on center	
	12" on walls framed 24" on center	

Frost Level: 36" below grade

Snow Load: 30 Lbs. Sq. Ft., 30 Lbs. Drift

Wind Load: Vult = 135 mph Vasd = 105 mph , 3 sec gust

Exposure: C

Seismic Zone: B

Insulation:	R-49 ceilings	Window: .30 U-factor
	R-20 or 13+5 walls	
	R-15/19 crawlspace	

Minimum Space Heating System –

Replacements: Gas Furnaces 80% AFUE (sized Manual S) Gas Boilers 80% AFUE

New Construction: Gas Furnaces 80% AFUE Gas Boilers 80% AFUE

Ducts: Attics R-8 for ducts 3 inches and larger, R-6 for ducts smaller than 3 inches

Water Heaters: High & Low combustion air horizontal ducting is required at a rate of 1 sq. in. per 2000 BTUs

Arc Fault: ARC Fault required on all outlets per 2020 NEC

Attic/Crawl Space Venting: 1 Sq. Ft. of vent per 150 Sq. Ft of space vented

Vapor Barrier: Required under all slabs under habitable space

Roofing: Ice and Water shield two (2) feet in from exterior wall (eaves); 6 nails per shingle required; 2 layers allowed, must tear off all layers if doing any tear-off.

Flat Work: Minimum 4" depth for all residential work

Foundation Standards: Engineered design and inspection required by engineer of record and city building inspector.

Windows: All new windows shall meet egress except windows in existing basement bedrooms. (5.7 Sq. Ft. of openable space). Window height from floor to openable area on window max height is 44".