

RESOLUTION NO. 25-XX

**THE BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO**

**A RESOLUTION ALTERING AND AMENDING HUERFANO COUNTY CODES
PERTAINING TO BUILDING CONSTRUCTION FOR ALL
UNINCORPORATED AREAS OF HUERFANO COUNTY, COLORADO.**

WHEREAS, the Board of County Commissioners in Resolution 21-22 created the Huerfano County Board of Review, under authority granted the Board of County Commissioners in C.R.S. §30-28-206; and,

WHEREAS, Huerfano County Board of Review was granted in Resolution 21-22 certain powers and duties including the duty to formulate suggested amendments to the building code and to recommend for adoption substantive rules and regulations based on the provisions of the adopted building codes after a public hearing of the Board of Review; and,

WHEREAS, the Huerfano County Board of Review held a public meeting on May 31, 2023, and unanimously recommended the 2021 International Building Codes to go to a Public Hearing with the Huerfano Board of County Commissioners on June 13, 2023 and recommended the Board of Commissioners adopt and with any necessary amendments the 2021 edition of the building codes published by the International Code Council, Inc.; and,

WHEREAS, pursuant to C.R.S. § 30-28-201 the Huerfano County Board County Commissioners by Resolution 86-12 adopted Uniformed Codes on April 16, 1986 and, amended said code to codes created by the International Code Council, Inc., by Resolution 05-10 on June 29, 2005; by Resolution 08-10 on June 8, 2008; and by Resolution 17-12 on January 31, 2017; and,

WHEREAS, pursuant to C.R.S. § 30-28-204 the Huerfano County Board of County Commissioners desire to amend said codes, and a public hearing was held on June 13, 2023 after being publicized in the World Journal on May 25, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Huerfano County, Colorado that the following is hereby adopted:

Section 1. Amended Codes Adopted.

The Huerfano County Building Code is hereby amended and that said code shall continue apply to all areas of unincorporated Huerfano County, and building standards adopted within Resolution 17-12 are rescinded in their entirety and the following codes are here by adopted, with the additions, insertions, attachments, deletions and changes as described herein to have the same force, and effect as set forth herein in every particular, for the purpose of protecting the general public health, safety and welfare:

1. International Building Code "IBC" 2021 edition, including appendix chapters C & F;
2. International Residential Code "IRC" 2021 edition, including appendix chapters F, J, R, & S;
3. International Mechanical Code "IMC" 2021 edition;

4. International Energy Conservation Code "IECC" 2021 edition;
5. International Fuel Gas Code "IFGC" 2021 edition;
6. American National Standard on the design and Construction of Log Structures "ICC 400-2022"
7. International Existing Building Code "IEBC" 2021 edition

Section 2. Conflict Between Codes

In the event there shall be a conflict between the provision of the Huerfano County Building Code and Huerfano County's specific Land-use Regulations, Huerfano County's Land-use Regulations shall prevail.

Section 3. Savings Clause

If any part, section, subsection, sentence, clause or phrase of this Resolution or of the code adopted hereby is for any reason held to be invalid, such decision shall not affect the validity of the remaining sections of this Resolution or of the referenced code in any part, section, subsection, sentence, clause or phrase thereof, and the Huerfano County Board of County Commissioners hereby declares that it would have passed this Resolution and adopted said code in each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

Section 4. References in other Resolutions

All references to the building codes in the various Resolutions of Huerfano County, or in any other Huerfano County Regulation whatsoever, shall be interpreted to refer to the Huerfano County Building Code as amended and adopted by this Resolution.

Section 5. Repeal

Any or all resolutions or parts of resolutions of Huerfano County, Colorado, in conflict or inconsistent herewith are hereby repealed, provided however, that the repeal of any resolution or parts of resolutions of Huerfano County shall not revive any other section of any resolution or resolutions here before repealed or superseded.

Section 6. Matters Not Affected by Repeal

The repeal of resolutions and parts of resolutions of a permanent or general nature shall not affect any offense committed or act done, any penalty or forfeiture incurred, or any contracts right or obligation, established prior to the time when said resolution and parts of resolutions are repealed.

Section 7. Amendments / Deletions

References in all Codes to electrical requirements: *change to read:* All installation and repairs must comply with the adopted Rules and Regulations of the Colorado State Electrical Board, pursuant to C.R.S. §12-34-104 (2) (a).

References in all Codes to plumbing and fuel gas piping requirements: *change to read:* All installation and repairs must comply with the State of Colorado Model Plumbing and Fuel Gas Code of Standards, determined by the Colorado State Examining Board of Plumbers.

References in all Codes to Building Official: *change to read:* Huerfano County Code Enforcement Officer.

Construction of agricultural structures on lands without a one-or-two family dwelling shall only be allow within an agricultural zoning district, and must meet the requirement of the IBC Appendix "C".

IBC, IRC, IMC, & IECC 101.1 Title. *Change to read:* These Regulations shall be known as the Huerfano County Building Code, hereinafter referred to as "the code".

IBC, IRC, IMC, & IECC 103.1 Creation of enforcement agency. *Change to read:* Administration and enforcement of this Code and all related and secondary codes are hereby delegated to the Huerfano County Land-Use Department. Wherever in this code the phrase "building official" appears, it shall be construed to refer to the Huerfano County Code Enforcement Officer.

IBC 105.1.1 Annual Permit. *Delete;*

IBC 105.2 Work exempt from permit. *Add Number eleven (11); Loafing sheds with a minimum of three open sides (any size).*

IRC R106.1 Submittal documents. *Add:*

- 106.1.6 Applications.** An application for building permits shall be made to the County Building Inspector on forms provided by Huerfano County.
- 106.1.7 Sanitation.** Pursuant to C.R.S. §25-10-112 (1) and section 6.05 of the Huerfano County Building Regulations adopted with Resolution 21-22, the applicant must show proof of an approved sanitation system.
- 106.1.8 Water.** Show proof of adequate water pursuant to Huerfano County Board of County Commissioners Resolution No: 21-22.
- 106.1.9 Right to develop.** Applicant must show proof of property ownership. If the applicant is different than the property owner, they must hold a Huerfano County Contractor license that is appropriate for the type of construction being permitted and have written authorization to act as the owner's agent. Proof of ownership must include a complete property description, unless otherwise approved by the building inspector.
- 106.1.10 Exterior elevations.** Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.
- 106.1.11 Foundation plan.** Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan. Each set of foundation plans shall meet the requirements of Huerfano County Board of County Commissioner Resolution No: 09-16.
- 106.1.12 Floor plan.** Show all floors including basements. Show all rooms,

with their use. Overall dimensions and location of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, areas of refuge, occupancy separations, fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

106.1.13 Framing plan. Show all structural and non-structural members, their size, methods and details of attachment, connections, location and materials for floor, roof, and wall section. When required by this code show all fire rated assemblies and fire resistant penetrations.

IBC107.2.6 & IRC R106.2 Site Plan. *Change to read:*

The site plan shall include the following items:

1. In all zoning districts (with the exception of agricultural) a site improvement survey with a seal by a Colorado Registered Land Surveyor is required in addition to items two through ten. At the discretion of the Land Use Director, this requirement may be waived.
2. A legible sheet or map, drawn to an appropriate scale, as accepted by the Building Inspector, showing the location, height and approximate dimensions or envelope location of each existing and proposed structure, and the uses to be contained within the existing and/or proposed structures.
3. The existing and proposed building setbacks and the building area with reference to property lines, highway, street or road rights-of-way, watercourses, and other natural and historic features of the site.
4. The location, size, number of spaces and surfacing of any existing or proposed parking and loading areas.
5. The location of any existing and proposed roads, streets, footpaths, traffic devices, and driveways.
6. The location, if any, and pertinent characteristics of any existing or proposed signs, lighting fixtures, and landscaping.
7. The location of any easements on the property.
8. The anticipated location of all water, sewage disposal, electrical, telephone, and other utilities.
9. All finished grading and storm water runoff.
10. A vicinity map locating the proposed site in relationship to the surrounding area within 500 feet of the property boundaries.

IBC 108 & IRC R107.1 Temporary Structures. *Change to read:* Permits for temporary structures and uses shall be issued in accordance with Section 1.12 of the Huerfano County Zoning Regulations.

IBC 109.2, IRC R108.2 and IMC 106.5.2 Schedule of Permit Fees. *Change to read:* On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with Resolution 25-XX. Fee schedules are established by the Huerfano County Board of County Commissioners, and are subject to change by resolution.

IBC 109.3 & IRC R108.3 Building Permit valuations. *Change to read:* Building valuation will be set in accordance with Resolution 19-15. Building valuations are established by the Huerfano County Board of County Commissioners, and are subject to change by Resolution.

IBC 109.6 & IRC R108.6 Fee Refunds. *Change to read:* The Building Official shall not authorize refunding of any building permit fee, except upon written request by the property owner, within 30 days of the day the permit was issued.

IBC 113.3 & IRC R112.3 Board of Appeals Qualifications. *Change to read:* The board of appeals shall consist of members of the Huerfano County Regional Building Authority.

IRC R301.2 Climatic and geographic design criteria. *Add the following criteria to Table R301.2 (I)*

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY
	SPEED MPH	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	
See Attachment 1	115	NO	YES	NO	B

SUBJECT TO DAMAGE FROM							
WEATHERING	FROST LINE DEPTH	TERMIT E	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
Severe	See Attachment 1	Moderate to Heavy	0° F	YES (apply to elevations above 6200 ft.)	See Section 1612.3 amended	2000	Walsenburg 51.3°F Rye 46.6°F Westcliffe 42.2°F

Zone 5B (R301.1)

IBC 1608.2 Ground snow loads. *Change to read:* reference IRC R301.2, as amended.

IBC 1609.1.1 Determination of wind loads. *Change to read:* reference IRC R301.2, as amended.

IBC Table 602.1 H Fire-resistance rating requirements. *Add footnote h:* Where the distance between aircraft hangers is five feet or greater, construction is of non-combustible materials, and there are no penetrations in the structures adjacent wall the fire-resistance rating for the exterior walls is zero hours.

IRC R302.13 Fire protection of floors. *Delete.*

IRC R313.2 One-and two-family dwellings automatic fire systems. *Delete.*

IRC 608.1 General ICF construction. *Change the last sentence to read:* When ACI 318' or the provisions of this section are used to design insulation concrete form walls, project drawings, typical details and specification are not required to bear the seal of the architect or engineer, responsible for design, unless otherwise required by the Colorado State law, Huerfano County-Resolution, or the Huerfano County Code Enforcement Officer.

IBC 705.3 Building on the same lot. *Add exception #3 to read:* This section shall not apply to S- 1 Aircraft Hangers installed at the Huerfano County Airport.

IRC Table N1102.1.2, IECC Table R402.1.2, & ICC 400-2012 table 305.3.1.2 Insulation and Fenestration Requirements by Component. *Change by amending climate zone 5 as follows:*

- Ceiling R-value: from R-49 to R-38.
- Wood framed walls cavity insulation: from R-20 to R19.
- Basement wall R-value: from 15/19 to 10/13.
- Crawl space wall R-Value: from 15/19 to 10/13.

IRC N1102.4.1.2 & IECC R402.4.1.2 Testing. *Delete.*

IRCN1103.3.5 & IECC 403.3.5 Building Cavities. *Change to read:* Building framing cavities shall not be used as supply ducts.

IRC G2447.2 Cooking Appliances *Add:* Commercial gas cooking appliances are allowed as long as the entire kitchen follows the 2021 IBC Codes for commercial kitchens.

IECC C401.3 Thermal Envelope Certificate. *Delete*

IECC R402.2.1 Ceilings with attics. *Delete*

IECC 2021 Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements. *Change to IECC 2018 Table R402.1.2. See Attachment 2.*

IECC 2021 Table R402.1.3 Insulation Minimum R-Values and Fenestration Requirements by Component. *Change to IECC 2018 Section R402.1.3, referencing Table R402.1.2. See Attachment 2.*

IECC R 402.2.3 Eave Baffle. *Delete*

IECC R 402.2.4 Access Hatches and Doors. *Delete*

IECC R 402.2.7 Floors. *Delete*

IECC R 402.2.8 Basement Walls. *Delete*

IECC R 402.2.9 Slab-on-grade floors. *Delete everything but the first sentence*

IECC R 402.2.10 Crawl Space Walls. *Delete*

IECC R 402.3.5 Sunroom and Heated Garage fenestration. *Delete*

IECC R 402.4.1 Building Thermal Envelope. *Delete*

IECC R 403.1.1 Programmable Thermostat. *Delete*

IECC R 403.3.2 Ducts Located in Conditioned Spaces. *Change to IECC 2018 Code Section R 403.3.2. See Attachment 3.*

IECC R 403.6.3 Mechanical Ventilation Testing. *Delete*

Section 8. Effective Date.

This resolution is effective upon adoption. The 2021 Codes shall be adopted immediately and the 2015 codes shall be repealed effective at the end of the day on December 31, 2023. The Land Use and Building Department will offer permit applicants the choice of which code to be permitted under until the end of the day on December 31, 2023.

Section 9. Public Welfare Statement

This resolution is deemed by the Board of County Commissioners for Huerfano County to be in the best interest of the general public, their health, safety, morals, and welfare, including the safety, protection, and sanitation of such dwellings, buildings and structures as affected there-by.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS _____, 2025.



BOARD OF COUNTY COMMISSIONERS
OF HUERFANO COUNTY, COLORADO

BY _____
Karl S. Sporleder, Chairman

James L. Chamberlain, Commissioner

Mitchell Wardell, Commissioner

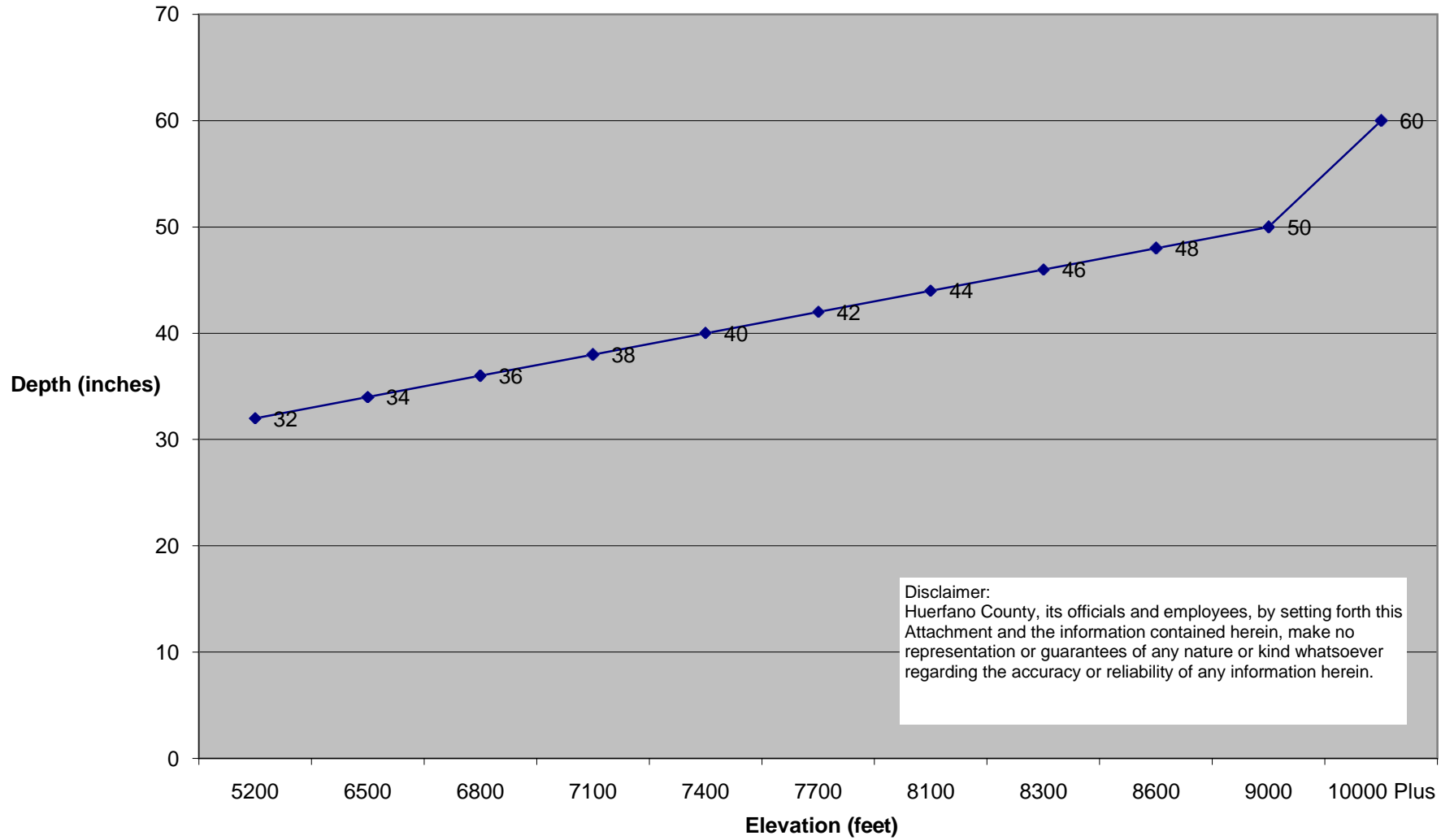
ATTEST:

County Clerk and Recorder &
Ex-Officio Clerk to said Board

HUERFANO SNOW AND FROST DEPTH CHART			
Place Reference	Elevation	Snow Load	Frost Depth
Apache Creek Ranch	6000	30	33
Walsenburg (courthouse)	6200	30	33
Lascar Rd (at 660)	6310	30	33
Silver Spurs (310 and 312)	6470	32	34
Rio Cucharas	6500	34	34
Gardner	6980	38	37
Blackhawk Ranch	7000	38	38
La Veta	7050	38	38
Navajo (510 and Navajo Rd)	7080	38	38
CL&G Unit CC-1	7500	42	41
Raspberry Mountain Ranch	8000	44	43
Cuchara (downtown)	8500	46	47
Panadero (at bottom of Panadero Loop)	9000	48	49
Panadero (at the mercantile)	9260	50	52
	9500	52	55

Huerfano County Frost Depth

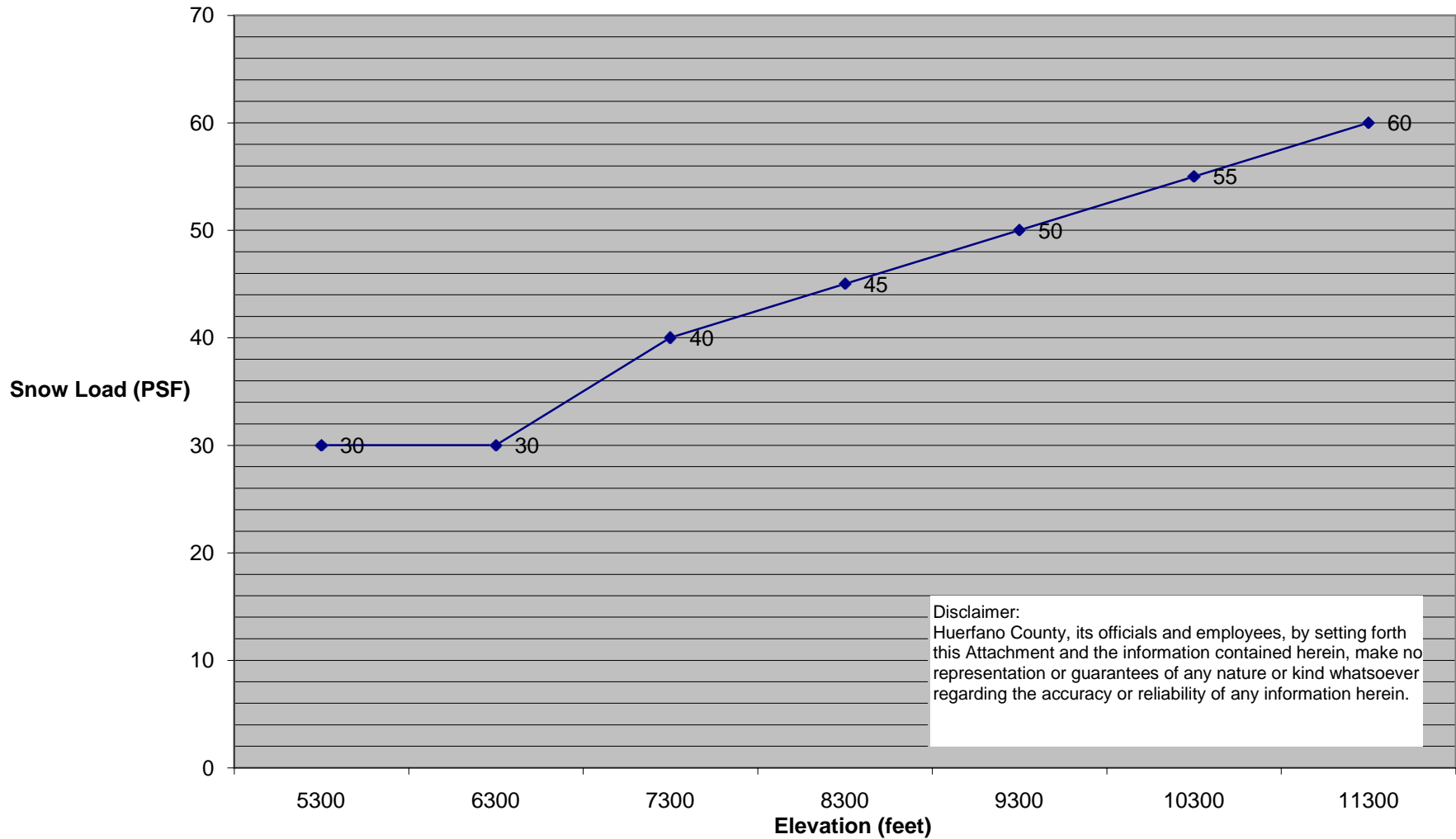
Attachment 1



Huerfano County Snow Loading

Attachment 1

Based on study done for Fremont County by Ketchum, Ryan, and Fleming, Consulting Engineers, Denver Colorado.



Disclaimer:
Huerfano County, its officials and employees, by setting forth this Attachment and the information contained herein, make no representation or guarantees of any nature or kind whatsoever regarding the accuracy or reliability of any information herein.

Basis: Average WT of snow = 14 Pounds per cubic foot.

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{b,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
1	NR	0.75	0.25	30	1 3	3/4	13	0	0	0
2	0.40	0.65	0.25	38	1 3	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13+5 ^h	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^h	13/17	309	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20+5 ^h or 13+10 h	15/20	309	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20+5 ^h or 13+10 h	19/21	389	15/19	10, 4 ft	15/19

NR = Not Required.

For SI: 1 foot= 304.8 mm.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R-value* of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. There are no SHGC requirements in the Marine Zone.
- f. Basement wall insulation is not required in warm-humid locations as defined by [figure R301.1](#) and [Table R301.1](#).
- g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with [Section R402.2.5](#). The second R-value applies where more than half of the insulation is on the interior of the mass wall.

R403.3.2 Sealing (Mandatory). P

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the *International Mechanical Code* or *International Residential Code*, as applicable.

R403.3.2.1 Sealed air handler.

apps

Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193