

2008 State of Colorado Mandated Codes

Code	Edition	Code Sections	State Regulatory Agency	Effective Date of Enforcement
International Residential Code	2006 Edition	Chapter 1 Section R101, R102; Chapter 2; Chapters 24-32; Appendices A-E	State of Colorado Department of Regulatory Agencies Plumbing Board	January 1, 2008
International Energy Conservation Code	2003 Edition	All	Governor's Office of Energy Conservation	July 1, 2007
International Plumbing Code	2006 Edition	Chapter 1 Section 101.2 and 102; Chapters 2-13; Appendices B, D, E, F and G	State of Colorado Department of Regulatory Agencies Plumbing Board	January 1, 2008
International Mechanical Code	2006 Edition	Chapter 1 Section 101, 102; Chapters 2-15; Appendix A	State of Colorado Department of Regulatory Agencies Plumbing Board	January 1, 2008
International Fuel Gas Code	2006 Edition	Chapter 1 Section 101, 102; Chapters 2-8; Appendices A-D	State of Colorado Department of Regulatory Agencies Plumbing Board	January 1, 2008
NFPA 99C, Gas and Vacuum Systems		All	State of Colorado Department of Regulatory Agencies Plumbing Board	January 1, 2008
National Electric Code	2008 Edition	All	State of Colorado Department of Regulatory Agencies Electrical Board	August 1, 2008
ASME A17.1	2007 Edition	All	State of Colorado Department of Labor and Employment, Division of Oil and Public Safety	July 1, 2008 The Elevator and Escalator Certification Act (the Act), Title 9, Article 5.5, Colorado Revised Statutes (C.R.S.)
ASME A17.3	2005 Edition	All	State of Colorado Department of Labor and Employment, Division of Oil and Public Safety	July 1, 2008 The Elevator and Escalator Certification Act (the Act), Title 9, Article 5.5, Colorado Revised Statutes (C.R.S.)
ASME A18.1	2005 Edition	All	State of Colorado Department of Labor and Employment, Division of Oil and Public Safety	July 1, 2008 The Elevator and Escalator Certification Act (the Act), Title 9, Article 5.5, Colorado Revised Statutes (C.R.S.)

7/16/2008

2006 International Building Code Proposed Amendments

Code Section	Amendment	Summary
SECTION 101.1	No Change	No Change From Previous Adoption
SECTION 101.4.1	No Change	No Change From Previous Adoption
SECTION 105.2	No Change	No Change From Previous Adoption
SECTION 105.7	THE BUILDING PERMIT AND INSPECTION CARD SHALL BE KEPT ON THE SITE OF THE WORK UNTIL THE COMPLETION OF THE PROJECT AND BE READILY ACCESSIBLE TO THE INSPECTOR DURING ANY INSPECTIONS	Changes the previous language which stated "THE BUILDING PERMIT OR COPY SHALL BE KEPT ON THE SITE OF THE WORK UNTIL THE COMPLETION OF THE PROJECT."
SECTION 106.1.1	CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN TO SCALE UPON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE BUILDING OFFICIAL	Addition of the language "AND DRAWN TO SCALE."

SECTION 106.1.1.1	<p>SHOP DRAWINGS FOR THE FIRE PROTECTION SYSTEM(S) SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO INDICATE CONFORMANCE WITH THIS CODE AND THE CONSTRUCTION DOCUMENTS AND SHALL BE APPROVED PRIOR TO THE START OF SYSTEM INSTALLATION BY NORTH METRO FIRE RESCUE DISTRICT. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY THE REFERENCED INSTALLATION STANDARDS IN CHAPTER 9.”</p> <p>EXCEPTION: AN APPLICANT MAY REQUEST FOR FIRE PROTECTION SYSTEM SHOP DRAWINGS TO BE A DEFERRED SUBMITTAL. THE REQUEST SHALL BE IN WRITING TO THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY ALLOW A DEFERRED SUBMITTAL FOR A SPECIFIC AMOUNT OF TIME AFTER THE ISSUANCE OF THE BUILDING PERMIT UPON CONCURRENCE WITH NORTH METRO FIRE RESCUE DISTRICT</p>	<p>Addition of language “PRIOR TO THE ISSUANCE OF A BUILDING PERMIT”, and “NORTH METRO FIRE RESCUE DISTRICT”. Addition of the exception “EXCEPTION: AN APPLICANT MAY REQUEST FOR FIRE PROTECTION SYSTEM SHOP DRAWINGS TO BE A DEFERRED SUBMITTAL. THE REQUEST SHALL BE IN WRITING TO THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY ALLOW A DEFERRED SUBMITTAL FOR A SPECIFIC AMOUNT OF TIME AFTER THE ISSUANCE OF THE BUILDING PERMIT UPON CONCURRENCE WITH NORTH METRO FIRE RESCUE DISTRICT.”</p>
SECTION 107.3	<p>THE BUILDING OFFICIAL IS AUTHORIZED TO GIVE PERMISSION TO TEMPORARILY SUPPLY AND USE POWER IN PART OF AN ELECTRIC INSTALLATION BEFORE SUCH INSTALLATION HAS BEEN FULLY COMPLETED AND 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 IN THE NATIONAL ELECTRICAL CODE.”</p>	<p>Changes language from “ICC ELECTRICAL CODE” to “NATIONAL ELECTRICAL CODE.”</p>

SECTION 108.4	No Change	No Change From Previous Adoption
SECTION 108.6	No Change	No Change From Previous Adoption
SECTION 109.3.5	LATH AND GYPSUM BOARD INSPECTIONS SHALL BE MADE AFTER LATHING AND GYPSUM BOARD, INTERIOR AND EXTERIOR, IS IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD JOINTS AND FASTENERS ARE TAPED AND FINISHED.	Addition of the language "IN PLACE".
SECTION 112	No Change	No Change From Previous Adoption
TABLE 1-A- BUILDING PERMIT FEES	No Change	No Change From Previous Adoption
SECTION 114.2	THE STOP WORK ORDER SHALL BE IN WRITING AND SHALL BE GIVEN TO THE OWNER OF THE PROPERTY INVOLVED, OR TO THE OWNER'S AGENT, OR TO THE PERSON DOING THE WORK OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. UPON ISSUANCE OF A STOP WORK ORDER, THE CITED WORK SHALL IMMEDIATELY CEASE. THE STOP WORK ORDER SHALL STATE THE REASON FOR THE ORDER, AND THE CONDITIONS UNDER WHICH THE CITED WORK WILL BE PERMITTED TO RESUME.	Addition of the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."
SECTION 506.1.1	BASEMENTS. A SINGLE BASEMENT NEED NOT BE INCLUDED IN THE ALLOWABLE AREA PROVIDED SUCH BASEMENT DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY BUILDING.	Change language from A SINGLE BASEMENT THAT IS NOT A STORY ABOVE GRADE PLANE NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE AREA, PROVIDED SUCH BASEMENT DOES NOT EXCEED THE AREA PERMITTED FOR A BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE to A SINGLE BASEMENT NEED NOT BE INCLUDED IN THE ALLOWABLE AREA PROVIDED SUCH BASEMENT DOES NOT EXCEED THE AREA PERMITTED FOR A ONE-STORY BUILDING. Amendment is specific to an attempting to bring the Northglenn Recreation Center allowable area into compliance with Building Code.

SECTION 508.3.3	ALL TENANT OR TENANT SPACES WITHIN A MULTIUSE RETAIL CENTER SHALL HAVE A MINIMUM TWO-HOUR FIRE RESISTANCE RATED WALL BETWEEN OCCUPANCIES, OR A ONE-HOUR RATED WALL WHEN THE BUILDING IS EQUIPED WITH A FIRE SPRINKLER SYSTEM THROUGHOUT INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1; UNLESS THE PROVISIONS OF SECTION 508.3.2 FOR NON-SEPERATED USES IS APPLICABLE.	New footnote to Table 508.3.3 to address changes of occupancy in multiuse retail centers. Consistent with neighboring jurisdictions amendments.
SECTION 1301.1.1	BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL ENERGY CONSERVATION CODE, OR COMCHECK. EXCEPTION: R-3 OCCUPANCIES MAY USE RESCHECK.	New language to address the ability of design professionals to utilize "COMCHECK" and "RESCHECK" for verifying compliance with Energy Conservation requirements.
SECTION 1612.3	TO ESTABLISH FLOOD HAZARD AREAS, THE GOVERNING BODY SHALL ADOPT A FLOOD HAZARD MAP AND SUPPORTING DATA. THE FLOOD HAZARD MAP SHALL INCLUDE, AT A MINIMUM, AREAS OF SPECIAL FLOOD HAZARD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN AN ENGINEERING REPORT ENTITLED "THE FLOOD INSURANCE STUDY FOR ADAMS COUNTY, COLORADO AND INCORPORATED AREAS," DATED MARCH 5, 2007, AS AMENDED OR REVISED WITH THE ACCOMPANYING FLOOD INSURANCE RATE MAP (FIRM) AND FLOODBOUNDARY AND FLOODWAY MAP (FBFM) AND RELATED SUPPORTING DATA ALONG WITH ANY REVISIONS THERETO. THE ADOPTED FLOOD HAZARD MAP AND SUPPORTING DATA ARE HEREBY ADOPTED BY REFERENCE AND DECLARED TO BE PART OF THIS SECTION.	Addition of the language "ADAMS COUNTY, COLORADO AND INCORPORATED AREAS" and "MARCH 5, 2007".

SECTION 2902.2	<p>WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.</p> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> 1. SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS. 2. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR LESS. 3. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 50 OR LESS. 4. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN GROUP B OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR LESS. 	Addition of Exception 4, "SEPARATE FACILITIES SHALL NOT BE REQUIRED IN GROUP B OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR LESS."
SECTION 3401.3	ALTERATIONS, REPAIRS, ADDITIONS AND CHANGES OF OCCUPANCY TO EXISTING STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF NORTHGLENN'S ADOPTED BUILDING CODES AND ORDINANCES.	Removes references to codes not adopted by the City.

2006 International Residential Code Proposed Amendments

Code Section	Amendment	Summary
SECTION R101.1	THESE REGULATIONS SHALL BE KNOWN AS THE RESIDENTIAL BUILDING CODE OF THE CITY OF NORTHGLENN, HEREINAFTER, REFERED TO AS "THIS CODE."	No change from previous adoption.
SECTION R105.2	(1) DELETE SECTION R105.2, BUILDINGS, EXCEPTION 1 IN ITS ENTIRETY. (2) DELETE SECTION R105.2, BUILDINGS, EXCEPTION 2 IN ITS ENTIRETY.	No change from previous adoption.
SECTION R108.2	(1) ADD "REFERENCE PERMIT FEES IN TABLE 1-A" OF THE INTERNATIONAL BUILDING CODE. (2) ADD THE FOLLOWING EXEMPTION: EXEMPTION THE GOVERNMENT OF THE UNITED STATES OF AMERICA, THE STATE AND ITS POLITICAL SUBDIVISIONS, THE CITY, AND ALL AGENCIES AND DEPARTMENTS THEREOF SHALL BE EXEMPT FROM THE PAYMENT OF FEES FOR WORK PERFORMED ON BUILDINGS OR STRUCTURES OWNED WHOLLY BY SUCH AGENCIES OR DEPARTMENTS AND DEVOTED TO GOVERNMENTAL USE.	No change from previous adoption

<p>SECTION R108.5</p>	<p>SECTION R108.5.1. A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.</p> <p>SECTION R108.5.2. THE WRITTEN REQUEST MUST SET FORTH THE BASIS FOR THE REQUEST FOR A REFUND, IDENTIFY THE PROJECT FOR WHICH A REFUND IS REQUESTED AND THE REQUEST MUST BE FROM THE SAME PERSON OR ENTITY WHICH PAID THE FEE.</p> <p>SECTION R108.5.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:</p> <p>SECTION R108.5.3 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.</p> <p>SECTION R108.5.3 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE CONSTRUCTED AND NO CONSTRUCTION HAS COMMENCED, OR THE REQUEST FOR PLAN REVIEW FOR SUCH PROJECT IS BEING WITHDRAWN BEFORE REVIEW OF THE PLANS HAS OCCURRED, THE APPLICABLE FEES PAID, MINUS A 20% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.</p> <p>SECTION R108.5.3 (C). IF THE PLANS FOR THE PROJECT HAVE BEEN REVIEWED TO ANY EXTENT AT THE TIME A REQUEST FOR REFUND IS SUBMITTED, NO REFUND OF PLAN REVIEW FEES WILL BE AUTHORIZED.</p> <p>SECTION R108.5.3 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.</p>	<p>No change from previous adoption.</p>
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SECTION R112	APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE MAY BE MADE TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS SHALL BE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.	No change from previous adoption.
SECTION R114.1	THE STOP WORK ORDER SHALL BE IN WRITING AND SHALL BE GIVEN TO THE OWNER OF THE PROPERTY INVOLVED, OR TO THE OWNER'S AGENT OR TO THE PERSON DOING THE WORK OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. UPON ISSUANCE OF A STOP WORK ORDER, THE CITED WORK SHALL IMMEDIATELY CEASE. THE STOP WORK ORDER SHALL STATE THE REASON FOR THE ORDER, AND THE CONDITIONS UNDER WHICH WORK WILL BE PERMITTED TO RESUME.	Added the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."
TABLE R301.2(1)	GROUND SNOW LOAD: 30 WIND SPEED (MPH): 90/110 SEISMIC DESIGN CATEGORY: B SUBJECT TO DAMAGE FROM WEATHERING: SEVERE FROST LINE DEPTH: 36" TERMITE: N/S WINTER DESIGN TEMP: 1°F ICE SHIELD BARRIER UNDERLAYMENT REQUIRED: NO FLOOD HAZARDS: 1974/2007 AIR FREEZING INDEX: 721 ANNUAL MEAN TEMP: 50°F	ADDED HISTORICAL WEATHER DATA AND FLOOD HAZARD DATA TO THE BLANK TABLE. DATA OBTAINED FROM THE FOLLOWING SOURCES, IN ACCORDANCE WITH FOOTNOTES A-J OF TABLE R301.2(1): WEATHERING PROBABILITY MAP BASIC WIND SPEED MAP FIGURER301.2(4) APPENDIX D OF THE INTERNATIONAL PLUMBING CODE SEISMIC DESIGN CATEGORY R301.2.2.1 NATIONAL FLOOD INSURANCE PROGRAM NATIONAL CLIMATIC DATA CENTER AIR FREEZING INDEX-USA METHOD (BASE 32°FAHRENHEIT)

SECTION R313.2.1	WHEN REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ALTERATIONS REQUIRING A PERMIT OCCUR AND THE VALUATION EXCEEDS \$2,500.00, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS; THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.	Added the language "AND THE VALUATION EXCEEDS \$2,500.00." <i>Currently any permit inside the home requires installation of smoke detectors within each sleeping space, the area outside every sleeping space, and on every habitable level.</i>
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2006 International Existing Building Code

Code Section	Amendment	Summary
SECTION 101.1	THESE REGULATIONS SHALL BE KNOWN AS THE INTERNATIONAL EXISTING BUILDING CODE OF THE CITY OF NORTHGLENN, HEREINAFTER REFERRED TO AS "THIS CODE."	No change from previous adoption.
SECTION 106.1.1	CONSTRUCTION DOCUMENTS SHALL BE DIMENSIONED AND DRAWN TO SCALE UPON SUITABLE MATERIAL. ELECTRONIC MEDIA DOCUMENTS ARE PERMITTED TO BE SUBMITTED WHEN APPROVED BY THE BUILDING OFFICIAL. CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND EXTENT OF THE WORK PROPOSED AND SHOW IN DETAIL THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE AND RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS, AS DETERMINED BY THE CODE OFFICIAL. THE WORK AREAS SHALL BE SHOWN.	Addition of the language "AND DRAWN TO SCALE."
SECTION 106.1.1.1	SHOP DRAWINGS FOR THE FIRE PROTECTION SYSTEM(S) SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT TO INDICATE CONFORMANCE WITH THIS CODE AND THE CONSTRUCTION DOCUMENTS AND SHALL BE APPROVED PRIOR TO THE START OF SYSTEM INSTALLATION BY NORTH METRO FIRE RESCUE DISTRICT. SHOP DRAWINGS SHALL CONTAIN ALL INFORMATION AS REQUIRED BY THE REFERENCED INSTALLATION STANDARDS IN CHAPTER 9 OF THE INTERNATIONAL BUILDING CODE.	Addition of language "PRIOR TO THE ISSUANCE OF A BUILDING PERMIT", and "NORTH METRO FIRE RESCUE DISTRICT". Addition of the exception "EXCEPTION: AN APPLICANT MAY REQUEST FOR FIRE PROTECTION SYSTEM SHOP DRAWINGS TO BE A DEFERRED SUBMITTAL. THE REQUEST SHALL BE IN WRITING TO THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY ALLOW A DEFERRED SUBMITTAL FOR A SPECIFIC AMOUNT OF TIME AFTER THE ISSUANCE OF THE BUILDING PERMIT UPON CONCURRENCE WITH NORTH METRO FIRE RESCUE DISTRICT."

SECTION 107.3	<p>THE BUILDING OFFICIAL IS AUTHORIZED TO GIVE PERMISSION TO TEMPORARILY SUPPLY AND USE POWER IN PART OF AN ELECTRIC INSTALLATION BEFORE SUCH INSTALLATION HAS BEEN FULLY COMPLETED AND 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 IN THE NATIONAL ELECTRICAL CODE.</p>	Changes language from "ICC ELECTRICAL CODE" to "NATIONAL ELECTRICAL CODE."
SECTION 108.2	<p>ON BUILDINGS, ELECTRICAL, GAS, MECHANICAL, AND PLUMBING SYSTEMS OR ALTERATIONS REQUIRING A PERMIT, A FEE FOR EACH PERMIT SHALL BE PAID AS REQUIRED IN ACCORDANCE WITH THE SCHEDULE AS INDICATED IN THE BUILDING PERMIT FEE TABLE 1-A FROM SECTION 10-2-5 (F) OF THE NORTHGLENN MUNICIPAL CODE.</p> <p>EXEMPTION THE GOVERNMENT OF THE UNITED STATES OF AMERICA, THE STATE AND ITS POLITICAL SUBDIVISIONS, THE CITY, AND ALL AGENCIES AND DEPARTMENTS THEREOF SHALL BE EXEMPT FROM THE PAYMENT OF FEES FOR WORK PERFORMED ON BUILDINGS OR STRUCTURES OWNED WHOLLY BY SUCH AGENCIES OR DEPARTMENTS AND DEVOTED TO GOVERNMENTAL USE.</p>	No change from previous adoption.

<p>SECTION 108.6</p>	<p>SECTION 108.6 REFUNDS</p> <p>SECTION 108.6.1. A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.</p> <p>SECTION 108.6.2. THE WRITTEN REQUEST MUST SET FORTH THE BASIS FOR THE REQUEST FOR A REFUND, IDENTIFY THE PROJECT FOR WHICH A REFUND IS REQUESTED AND THE REQUEST MUST BE FROM THE SAME PERSON OR ENTITY WHICH PAID THE FEE.</p> <p>SECTION 108.6.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:</p> <p>SECTION 108.6.3 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.</p> <p>SECTION 108.6.3 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE CONSTRUCTED AND NO CONSTRUCTION HAS COMMENCED, OR THE REQUEST FOR PLAN REVIEW FOR SUCH PROJECT IS BEING WITHDRAWN BEFORE REVIEW OF THE PLANS HAS OCCURRED, THE APPLICABLE FEES PAID, MINUS A 20% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.</p> <p>SECTION 108.6.3 (C). IF THE PLANS FOR THE PROJECT HAVE BEEN REVIEWED TO ANY EXTENT AT THE TIME A REQUEST FOR REFUND IS SUBMITTED, NO</p>	<p>No change from previous adoption.</p>
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	<p>REFUND OF PLAN REVIEW FEES WILL BE AUTHORIZED.</p> <p>SECTION 108.6.3 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.</p>	
SECTION 113.4	<p>1. IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.</p> <p>2. ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p> <p>3. EACH AND EVERY DAY ON WHICH ANY VIOLATION OF THE ORDINANCES OF THE CITY, OR THE RULES AND REGULATIONS ADOPTED PURSUANT TO SUCH ORDINANCES, IS COMMITTED, EXISTS OR CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.</p>	No change from previous adoption.
SECTION 112	<p>APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE MAY BE MADE TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS SHALL BE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.</p>	No change from previous adoption.

SECTION 114.2	THE STOP WORK ORDER SHALL BE IN WRITING AND SHALL BE GIVEN TO THE OWNER OF THE PROPERTY INVOLVED, OR TO THE OWNER'S AGENT, OR TO THE PERSON DOING THE WORK OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. UPON ISSUANCE OF A STOP WORK ORDER, THE CITED WORK SHALL IMMEDIATELY CEASE. THE STOP WORK ORDER SHALL STATE THE REASON FOR THE ORDER, AND THE CONDITIONS UNDER WHICH THE CITED WORK WILL BE PERMITTED TO RESUME.	Addition of the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."
SECTION 1301.2	STRUCTURES EXISTING PRIOR TO THE DATE OF ADOPTION, IN WHICH THERE IS WORK INVOLVING ADDITIONS, ALTERATIONS, OR CHANGES OF OCCUPANCY SHALL BE MADE TO CONFORM TO THE REQUIREMENTS OF THIS CHAPTER OR THE PROVISIONS OF CHAPTERS 4 THROUGH 12. THE PROVISIONS OF SECTIONS 1301.2.1 THROUGH 1301.2.5 SHALL APPLY TO EXISTING OCCUPANCIES THAT WILL CONTINUE TO BE, OR ARE PROPOSED TO BE, IN GROUPS A, B, E, F, M, R, AND S. THESE PROVISIONS SHALL NOT APPLY TO BUILDINGS WITH OCCUPANCIES IN GROUP H OR GROUP I.	Changed language from "[DATE TO BE INSERTED BY THE JURISDICTION]" to "THE DATE OF ADOPTION."

2006 International Plumbing Code

Code Section	Amendment	Summary
SECTION 101.1	THESE REGULATIONS SHALL BE KNOWN AS THE INTERNATIONAL PLUMBING CODE OF THE CITY OF NORTHGLENN, HEREINAFTER REFERRED TO AS "THIS CODE."	No change from previous adoption.
SECTION 103.2	THE BUILDING OFFICIAL SHALL BE APPOINTED BY THE CHIEF APPOINTING AUTHORITY OF THE JURISDICTION.	Deleted the code language "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."
SECTION 106.1	<p>ANY OWNER, AUTHORIZED AGENT OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE CODE OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.</p> <p>EXCEPTION: SEPARATE PLUMBING PERMITS SHALL NOT BE REQUIRED WHERE PLUMBING WORK IS INCLUDED WITHIN A GENERAL PERMIT FOR A BUILDING OR STRUCTURE.</p>	No change from previous adoption.

SECTION 106.6.1	WHERE WORK FOR WHICH A PERMIT IS REQUIRED BY THIS CODE IS STARTED OR PROCEEDED WITH PRIOR TO OBTAINING SAID PERMIT, THE FEES SPECIFIED IN TABLE 1-A SHALL BE DOUBLED. SUCH FEE SHALL BE PAID WHETHER OR NOT SUCH PERMIT IS OBTAINED, BUT THE PAYMENT OF SUCH FEE SHALL NOT RELIEVE ANY PERSONS FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE IN THE EXECUTION OF THE WORK, NOR FROM ANY OTHER PENALTIES PRESCRIBED HEREIN.	No change from previous adoption.
SECTION 106.6.2	THE FEES FOR ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE FEE SCHEDULE NOTED IN THE INTERNATIONAL BUILDING CODE, 2006 EDITION, AS ADOPTED.	No change from previous adoption.
SECTION 106.6.3	<p>A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.</p> <p>SECTION 106.6.3.2. THE WRITTEN REQUEST MUST SET FORTH THE BASIS FOR THE REQUEST FOR A REFUND, IDENTIFY THE PROJECT FOR WHICH A REFUND IS REQUESTED AND THE REQUEST MUST BE FROM THE SAME PERSON OR ENTITY WHICH PAID THE FEE.</p> <p>SECTION 106.6.3.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:</p> <p>SECTION 106.6.3.4 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.</p> <p>SECTION 106.6.3.4 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE CONSTRUCTED AND NO CONSTRUCTION HAS COMMENCED, OR THE REQUEST FOR PLAN REVIEW FOR SUCH PROJECT IS BEING WITHDRAWN BEFORE</p>	LANGUAGE TO DESCRIBE STANDARD REFUND POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.

	<p>REVIEW OF THE PLANS HAS OCCURRED, THE APPLICABLE FEES PAID, MINUS A 20% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.</p> <p>SECTION 106.6.3.4 (C). IF THE PLANS FOR THE PROJECT HAVE BEEN REVIEWED TO ANY EXTENT AT THE TIME A REQUEST FOR REFUND IS SUBMITTED, NO REFUND OF PLAN REVIEW FEES WILL BE AUTHORIZED.</p> <p>SECTION 106.6.3.4 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.</p>	
SECTION 108.4	<p>1. IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL PLUMBING CODE, 2006 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.</p> <p>2. ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL PLUMBING CODE, 2006 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p> <p>3. EACH AND EVERY DAY ON WHICH ANY VIOLATION OF THE ORDINANCES OF THE CITY, OR THE RULES AND REGULATIONS ADOPTED PURSUANT TO SUCH ORDINANCES, IS COMMITTED, EXISTS OR CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.</p>	LANGUAGE TO DESCRIBE STANDARD VIOLATION POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.
SECTION 108.5	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, OR POSTED IN A	Added the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."

	<p>CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. 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 PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p>	
SECTION 109	<p>ANY PERSON, FIRM OR CORPORATION AGGRIEVED BY ANY DECISION, INTERPRETATION OR ORDER MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE, MAY APPEAL SUCH DECISION, INTERPRETATION OR ORDER TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS OF ADMINISTRATIVE DECISIONS MAY BE MADE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.</p>	No change from previous adoption.
SECTION 305.6.1	<p>BUILDING SEWERS THAT CONNECT TO PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE A MINIMUM OF 36 INCHES (914 MM) BELOW FINISHED GRADE AT THE POINT OF SEPTIC TANK CONNECTION. BUILDING SEWERS SHALL BE A MINIMUM OF 36 INCHES (914 MM) BELOW GRADE.</p>	Changed language from “[NUMBER]” to “36 INCHES”, and “[MM]” to “914 MM.”
SECTION 605.3	<p>REFERENCE SECTION 7 OF THE CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS FOR ALLOWABLE MATERIALS FOR WATER SERVICE PIPE.</p>	Refers to the City of Northglenn Utility Standards and Specifications for approved water service line construction not covered in the Code.

SECTION 904.1	ALL OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED AT LEAST 12 INCHES (152 MM) ABOVE THE ROOF, EXCEPT THAT WHERE A ROOF IS TO BE USED FOR ANY PURPOSE OTHER THAN WEATHER PROTECTION, THE VENT EXTENSIONS SHALL BE RUN AT LEAST 7 FEET (2134 MM) ABOVE THE ROOF.	Changed language from “[NUMBER]” to “12 INCHES”, and “[MM]” to “152 MM.”
APPENDIX B	RATES OF RAINFALL FOR VARIOUS CITIES	ADOPT FOR DESIGN CRITERIA.
APPENDIX C	GRAY WATER RECYCLING SYSTEMS	ADOPT FOR DESIGN CRITERIA. REFERENCE NMC 16-11-11, ORDINANCE 826, 1986
APPENDIX D	DEGREE DAY AND DESIGN TEMPERATURES	ADOPT FOR DESIGN CRITERIA.
APPENDIX E	SIZING OF WATER PIPING SYSTEM	No change from previous adoption.
APPENDIX F	STRUCTURAL SAFETY	No change from previous adoption.
APPENDIX G	VACUUM DRAINAGE SYSTEM	ADOPT FOR DESIGN CRITERIA.

2006 International Property Maintenance Code

Section 101.1	These regulations shall be known as the International Property Maintenance Code of the City of Northglenn, hereinafter referred to as "This Code."	No change from previous adoption.
Section 101.3	This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and changes in occupancy in existing buildings shall comply with the 2006 International Existing Building Code.	CHANGED 2003 INTERNATIONAL EXISTING BUILDING CODE TO 2006 INTERNATIONAL EXISTING BUILDING CODE.
Section 103.2	The Building Official shall be appointed by the chief appointing authority of the jurisdiction.	No change from previous adoption.
Section 103.5	The fees for activities and services performed by the department in carrying out its responsibilities under this Code shall be as indicated in the building permit fee table 1-A from section 10-2-5 (f) of the Northglenn Municipal Code.	No change from previous adoption.
Section 106.4	<ol style="list-style-type: none"> 1. It shall be unlawful for any person to violate any of the provisions of the International Property Maintenance Code, 20036 edition, as adopted, or the provisions of this ordinance. 2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Property Maintenance Code, 20036 edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code. 3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense. 	No change from previous adoption.
Section 111	Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment.	No change from previous adoption.

	Appeals shall be in accordance with Section 11-42-5 of the Northglenn Zoning Ordinance.	
Section 302.4	Weeds, of the International Property Maintenance Code is deleted in its entirety.	No change from previous adoption.
Section 304.14	Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every swinging screened door shall have a self-closing device in good working condition. Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.	No change from previous adoption.
Section 602.3	Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a temperature of not less than 68°f (20°c) in all habitable rooms, bathrooms and toilet rooms. Exception: When the outdoor temperature is below the winter outdoor design temperature for the City, maintenance of the minimum room temperature shall not be required, provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in appendix D of the International Plumbing Code.	No change from previous adoption.
Section 602.4	Indoor occupiable work spaces shall be supplied with heat to maintain a temperature of not less than 65°f (18°c) Exceptions: 1. Processing, storage and operation areas that require cooling or special temperature conditions. 2. Areas in which persons are primarily engaged in vigorous physical activities.	No change from previous adoption.
Section 604.2	The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in	No change from previous adoption.

	accordance with the National Electric Code. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.	
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2006 International Mechanical Code

SECTION 101.1	THESE REGULATIONS SHALL BE KNOWN AS THE INTERNATIONAL MECHANICAL CODE OF THE CITY OF NORTHGLENN, HEREINAFTER REFERRED TO AS "THIS CODE."	Changed language from [NAME OF JURISDICTION] TO CITY OF NORTHGLENN.
SECTION 103.2	THE BUILDING OFFICIAL SHALL BE APPOINTED BY THE CHIEF APPOINTING AUTHORITY OF THE JURISDICTION.	Deleted the code language "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."
SECTION 106.1	<p>ANY OWNER, AUTHORIZED AGENT OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY MECHANICAL SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE CODE OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.</p> <p>EXCEPTION 1: WHERE EQUIPMENT AND APPLIANCE REPLACEMENTS OR REPAIRS MUST BE PERFORMED IN AN EMERGENCY SITUATION, THE PERMIT APPLICATION SHALL BE SUBMITTED WITHIN THE NEXT WORKING BUSINESS DAY OF THE DEPARTMENT OF MECHANICAL INSPECTION.</p> <p>EXCEPTION 2: SEPARATE MECHANICAL PERMITS SHALL NOT BE REQUIRED WHERE MECHANICAL WORK IS INCLUDED WITHIN A GENERAL PERMIT FOR</p>	No change from previous adoption.

SECTION 106.5.1	<p>A BUILDING OR STRUCTURE.</p> <p>WHERE WORK FOR WHICH A PERMIT IS REQUIRED BY THIS CODE IS STARTED OR PROCEEDED WITH PRIOR TO OBTAINING SAID PERMIT, THE FEES SPECIFIED IN TABLE 1-A SHALL BE DOUBLED. SUCH FEE SHALL BE PAID WHETHER OR NOT SUCH PERMIT IS OBTAINED, BUT THE PAYMENT OF SUCH FEE SHALL NOT RELIEVE ANY PERSONS FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE IN THE EXECUTION OF THE WORK, NOR FROM ANY OTHER PENALTIES PRESCRIBED HEREIN.</p>	No change from previous adoption.
SECTION 106.5.2	<p>THE FEES FOR ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE FEE SCHEDULE NOTED IN THE INTERNATIONAL BUILDING CODE, 2006 EDITION, AS ADOPTED.</p>	No change from previous adoption.
SECTION 106.5.3	<p>A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.</p> <p>SECTION 106.5.3.2. THE WRITTEN REQUEST MUST SET FORTH THE BASIS FOR THE REQUEST FOR A REFUND, IDENTIFY THE PROJECT FOR WHICH A REFUND IS REQUESTED AND THE REQUEST MUST BE FROM THE SAME PERSON OR ENTITY WHICH PAID THE FEE.</p> <p>SECTION 106.5.3.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:</p> <p>SECTION 106.5.3.4 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.</p> <p>SECTION 106.5.3.4 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE CONSTRUCTED AND NO CONSTRUCTION HAS COMMENCED, OR THE REQUEST FOR PLAN REVIEW FOR SUCH PROJECT IS BEING WITHDRAWN BEFORE</p>	LANGUAGE TO DESCRIBE STANDARD REFUND POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.

	<p>REVIEW OF THE PLANS HAS OCCURRED, THE APPLICABLE FEES PAID, MINUS A 20% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.</p> <p>SECTION 106.5.3.4 (C). IF THE PLANS FOR THE PROJECT HAVE BEEN REVIEWED TO ANY EXTENT AT THE TIME A REQUEST FOR REFUND IS SUBMITTED, NO REFUND OF PLAN REVIEW FEES WILL BE AUTHORIZED.</p> <p>SECTION 106.5.3.4 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.</p>	
SECTION 108.4	<p>1. IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.</p> <p>2. ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p> <p>3. EACH AND EVERY DAY ON WHICH ANY VIOLATION OF THE ORDINANCES OF THE CITY, OR THE RULES AND REGULATIONS ADOPTED PURSUANT TO SUCH ORDINANCES, IS COMMITTED, EXISTS OR CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.</p>	LANGUAGE TO DESCRIBE STANDARD VIOLATION POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.
SECTION 108.5	UPON NOTICE FROM THE CODE OFFICIAL, WORK ON ANY MECHANICAL 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	Added the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."

	<p>THE PERSON DOING THE WORK, OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. 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 PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p>	
SECTION 109	<p>ANY PERSON, FIRM OR CORPORATION AGGRIEVED BY ANY DECISION, INTERPRETATION OR ORDER MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE, MAY APPEAL SUCH DECISION, INTERPRETATION OR ORDER TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS OF ADMINISTRATIVE DECISIONS MAY BE MADE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.</p>	No change from previous adoption.

2006 International Fuel Gas Code

SECTION 101.1	THESE REGULATIONS SHALL BE KNOWN AS THE INTERNATIONAL FUEL GAS CODE OF THE CITY OF NORTHGLENN, HEREINAFTER REFERRED TO AS "THIS CODE."	Changed language from [NAME OF JURISDICTION] TO CITY OF NORTHGLENN.
SECTION 103.2	THE BUILDING OFFICIAL SHALL BE APPOINTED BY THE CHIEF APPOINTING AUTHORITY OF THE JURISDICTION.	Deleted the code language "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."
SECTION 106.1	<p>ANY OWNER, AUTHORIZED AGENT OR CONTRACTOR WHO DESIRES TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH OR CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY FUEL GAS SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE CODE OFFICIAL AND OBTAIN THE REQUIRED PERMIT FOR THE WORK.</p> <p>EXCEPTION 1: WHERE EQUIPMENT AND APPLIANCE REPLACEMENTS OR REPAIRS MUST BE PERFORMED IN AN EMERGENCY SITUATION, THE PERMIT APPLICATION SHALL BE SUBMITTED WITHIN THE NEXT WORKING BUSINESS DAY OF THE DEPARTMENT OF MECHANICAL INSPECTION.</p> <p>EXCEPTION 2: SEPARATE FUEL GAS PERMITS SHALL NOT BE REQUIRED WHERE FUEL GAS WORK IS INCLUDED WITHIN A GENERAL PERMIT FOR A</p>	No change from previous adoption.

	BUILDING OR STRUCTURE.	
SECTION 106.5.1	WHERE WORK FOR WHICH A PERMIT IS REQUIRED BY THIS CODE IS STARTED OR PROCEEDED WITH PRIOR TO OBTAINING SAID PERMIT, THE FEES SPECIFIED IN TABLE 1-A SHALL BE DOUBLED. SUCH FEE SHALL BE PAID WHETHER OR NOT SUCH PERMIT IS OBTAINED, BUT THE PAYMENT OF SUCH FEE SHALL NOT RELIEVE ANY PERSONS FROM FULLY COMPLYING WITH THE REQUIREMENTS OF THIS CODE IN THE EXECUTION OF THE WORK, NOR FROM ANY OTHER PENALTIES PRESCRIBED HEREIN.	No change from previous adoption.
SECTION 106.5.2	THE FEES FOR ALL FUEL GAS WORK SHALL BE IN ACCORDANCE WITH THE FEE SCHEDULE NOTED IN THE INTERNATIONAL BUILDING CODE, 2006 EDITION, AS ADOPTED.	No change from previous adoption.
SECTION 106.5.3	<p>A WRITTEN REQUEST FOR A REFUND OF THE PERMIT FEE OR PLAN REVIEW FEE MUST BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE DATE THE FEE WAS PAID.</p> <p>SECTION 106.5.3.2. THE WRITTEN REQUEST MUST SET FORTH THE BASIS FOR THE REQUEST FOR A REFUND, IDENTIFY THE PROJECT FOR WHICH A REFUND IS REQUESTED AND THE REQUEST MUST BE FROM THE SAME PERSON OR ENTITY WHICH PAID THE FEE.</p> <p>SECTION 106.5.3.3. IF THE FOREGOING PROVISIONS HAVE BEEN MET, THE BUILDING OFFICIAL MAY REFUND PERMIT FEES OR PLAN REVIEW FEES BASED UPON THE FOLLOWING CRITERIA:</p> <p>SECTION 106.5.3.4 (A). IF EITHER OR BOTH FEES WERE PAID OR COLLECTED IN ERROR, THE APPLICABLE FEES PAID WILL BE REFUNDED.</p> <p>SECTION 106.5.3.4 (B). IF THE PROJECT FOR WHICH A PERMIT FEE HAS BEEN PAID IS NOT TO BE CONSTRUCTED AND NO CONSTRUCTION HAS COMMENCED, OR THE REQUEST FOR PLAN REVIEW FOR SUCH PROJECT IS BEING WITHDRAWN BEFORE</p>	LANGUAGE TO DESCRIBE STANDARD REFUND POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.

	<p>REVIEW OF THE PLANS HAS OCCURRED, THE APPLICABLE FEES PAID, MINUS A 20% PROCESSING AND FILE PREPARATION CHARGE, WILL BE REFUNDED.</p> <p>SECTION 106.5.3.4 (C). IF THE PLANS FOR THE PROJECT HAVE BEEN REVIEWED TO ANY EXTENT AT THE TIME A REQUEST FOR REFUND IS SUBMITTED, NO REFUND OF PLAN REVIEW FEES WILL BE AUTHORIZED.</p> <p>SECTION 106.5.3.4 (D). IF PERMIT FEES ARE PAID AND ANY CONSTRUCTION HAS BEEN COMMENCED, NO REFUND WILL BE AUTHORIZED.</p>	
SECTION 108.4	<p>1. IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, AS ADOPTED, OR THE PROVISIONS OF THIS ORDINANCE.</p> <p>2. ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p> <p>3. EACH AND EVERY DAY ON WHICH ANY VIOLATION OF THE ORDINANCES OF THE CITY, OR THE RULES AND REGULATIONS ADOPTED PURSUANT TO SUCH ORDINANCES, IS COMMITTED, EXISTS OR CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE.</p>	LANGUAGE TO DESCRIBE STANDARD VIOLATION POLICY ADOPTED IN PREVIOUS CODE ADOPTIONS.
SECTION 108.5	UPON NOTICE FROM THE CODE OFFICIAL, WORK ON ANY FUEL GAS 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, OR POSTED IN A	Added the language "OR POSTED IN A CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED."

	<p>CONSPICUOUS LOCATION ON THE PROPERTY INVOLVED. 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 PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF NORTHGLENN MUNICIPAL CODE.</p>	
SECTION 109	<p>ANY PERSON, FIRM OR CORPORATION AGGRIEVED BY ANY DECISION, INTERPRETATION OR ORDER MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE, MAY APPEAL SUCH DECISION, INTERPRETATION OR ORDER TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS OF ADMINISTRATIVE DECISIONS MAY BE MADE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE.</p>	No change from previous adoption.

2006 International Energy Conservation Code

SECTION 101.1	THESE REGULATIONS SHALL BE KNOWN AS THE INTERNATIONAL ENERGY CONSERVATION CODE OF THE CITY OF NORTHGLENN, HEREINAFTER REFERRED TO AS "THIS CODE."	Changed language from [NAME OF JURISDICTION] TO CITY OF NORTHGLENN.
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2008 National Electric Code

ANNEX H	ADOPTION OF ANNEX H WITH AMENDMENTS	ANNEX H REPLACES THE FORMER ANNEX G
ANNEX H AMMENDMENTS	<p>(A) ARTICLE 80.5 IS HEREBY DELETED IN ITS ENTIRETY.</p> <p>(B) ARTICLE 80.13(13) IS HEREBY AMENDED BY THE INSERTION OF "FIVE (5)" IN THE BLANK SPACE.</p> <p>(C) ARTICLE 80.15 IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS: "APPEALS OF ORDERS, DECISIONS OR DETERMINATIONS MADE BY THE BUILDING OFFICIAL RELATIVE TO THE APPLICATION AND INTERPRETATION OF THIS CODE MAY BE MADE TO THE NORTHGLENN BOARD OF ADJUSTMENT. APPEALS SHALL BE IN ACCORDANCE WITH SECTION 11-42-5 OF THE NORTHGLENN ZONING ORDINANCE."</p> <p>(D) ARTICLE 80.19(E) IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS: THE FEE FOR EACH PERMIT REQUIRED UNDER THE NATIONAL ELECTRICAL CODE SHALL BE AS SET FORTH BELOW: ELECTRICAL PERMIT FEES. RESIDENTIAL: THIS INCLUDES SINGLE FAMILY, MULTI-FAMILY, AND CONDOMINIUMS, AND EXTENSIVE REMODELING AND ADDITIONS. FEES ARE BASED ON ENCLOSED LIVING AREA, AND ARE AS FOLLOWS: NOT MORE \$46.00</p>	<p>ELECTRICAL PERMIT FEE SCHEDULE ADJUSTED TO COMPLY WITH STATE ELECTRICAL BOARD REGULATIONS.</p> <p>No other changes from previous adoption.</p> <p>STATE OF COLORADO ELECTRICAL BOARD ADOPTED THE 2008 NEC WITHOUT AMENDMENTS. LOCAL JURISDICTIONS ARE PROHIBITED FROM ADOPTING ANY AMENDMENTS WHICH WOULD BE LESS RESTRICTIVE THAN THE STATE.</p> <p>Changed TWENTY DAYS (20) to FIVE DAYS (5) in three locations as requested by City Council.</p>

THAN 1,000
 SQ.FT.
 OVER 1,001
 SQ.FT. AND
 NOT MORE \$46.00
 THAN 1,500
 SQ.FT.
 OVER 1,500
 SQ.FT. AND
 NOT MORE \$46.00
 THAN 2,000
 SQ.FT.
 PER 100 SQ.
 FT. IN \$ 1.00
 EXCESS OF
 2000 SQ. FT.

ALL OTHER FEES SHALL BE COMPUTED ON THE
 DOLLAR VALUE OF THE ELECTRICAL INSTALLATION
 AS DETERMINED BY THE BUILDING OFFICIAL,
 INCLUDING FIXTURES AND INSTALLATION COSTS
 THEREOF, AND SUCH FEES SHALL BE AS FOLLOWS:
 VALUATION OF WORK:

NOT MORE \$46.00
 THAN \$300
 \$301 BUT NOT
 MORE THAN \$46.00
 \$2,000
 \$2,001 BUT NOT \$11.50 PER EACH \$1,000 VALUATION
 MORE THAN OR FRACTION THEREOF OF TOTAL
 \$50,000 VALUATION, PLUS \$17.25 BASE FEE
 \$50,001 BUT \$11.50 PER EACH \$1,000 VALUATION
 NOT MORE OR FRACTION THEREOF OF TOTAL
 THAN \$500,000 VALUATION, PLUS \$17.25 BASE FEE
 MORE THAN \$11.50 PER EACH \$1,000 VALUATION

\$500,000 OR FRACTION THEREOF OF TOTAL VALUATION, PLUS \$17.25 BASE FEE

(E) ARTICLE 80.19(F)(3) IS HEREBY AMENDED BY THE INSERTION OF "FIVE (5)" IN THE BLANK SPACE.

(F) ARTICLE 80.23 IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS:

IT SHALL BE UNLAWFUL FOR ANY PERSON TO VIOLATE ANY OF THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE.

ANY VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ANY VIOLATION OF ANY OF THE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, AS ADOPTED, SHALL, UPON CONVICTION, BE PUNISHABLE AS PROVIDED IN SECTION 1-1-10(A)(2) OF THE NORTHGLENN MUNICIPAL CODE.

(G) ARTICLE 80.25(C) IS HEREBY AMENDED BY THE INSERTION OF "FIVE (5)" IN THE BLANK SPACE.

(H) ARTICLE 80.27(A) IS HEREBY AMENDED BY THE INSERTION OF "CITY OF NORTHGLENN" IN THE BLANK SPACE.

(I) ARTICLE 80.27(B)(3) IS HEREBY AMENDED BY THE INSERTION OF "COLORADO" IN THE BLANK SPACE.

(J) ARTICLE 80.27(B)(4) IS HEREBY AMENDED TO READ AS FOLLOWS:

HAVE HAD AT LEAST "TWO (2)" YEARS EXPERIENCE

AS AN ELECTRICAL INSPECTOR OR "FIVE (5)" YEARS IN THE INSTALLATION OF ELECTRICAL EQUIPMENT. IN LIEU OF SUCH EXPERIENCE, THE APPLICANT SHALL BE A GRADUATE IN ELECTRICAL ENGINEERING OR OF A SIMILAR CURRICULUM OF A COLLEGE OR UNIVERSITY CONSIDERED BY THE CITY MANAGER AS HAVING SUITABLE REQUIREMENTS FOR GRADUATION AND SHALL HAVE HAD TWO YEARS' PRACTICAL ELECTRICAL EXPERIENCE.

(K) ARTICLE 80.29 IS HEREBY AMENDED BY THE INSERTION OF "CITY" IN THE BLANK SPACE.

(L) ARTICLE 80.33 IS HEREBY DELETED IN ITS ENTIRETY.

(M) ARTICLE 80.35 IS HEREBY DELETED IN ITS ENTIRETY.

Building Code Public Comments Received

23-Jul-08

Name	Address	Email	Resident	Contractor	Code	Comment
Michael	Unknown	mrmac1701@mac.com	X		All	This is going to sound very rude and critical ... Only a complete idiot would post these modifications in this fashion. Is it asking too much to simplify this a bit? Sure ... post the actual language and legalese. Why is it asking too much for a simple concise explanation as to what the proposes changes are? Something on the order of ... "previous fence height limit was six feet; its being increase to eight feet" ... would make more sense and be more useful than the garbage you posted. We are residents ... not lawyers, politicians or diplomats.
Jonathan Weir	10785 Madison Way	stelhrse@comcast.net	X		IRC	I would like to see this code amended under Section R105.2 to add the verbage that decks under 30 inches above grade at its highest point above grade do not require a permit. This is amended this way for the City of Westminster and has worked well. The logic is that if guard rails are not required that the deck can be exempt from permit requirements. From working for the City of Westminster I can tell you this exempt work for decks, under those parameters, has not created any issues or problems. I feel this would make the code a little more user friendly for the citizens of Northglenn. Thank you
Bill Buras, Owner & President	Lakeside Heating & A/C Inc.	bill@lakesideheating.com		X	IMC	The majority of my work is the retro fit market, replacing old furnaces with new, just wondering if the new codes will require us to install combustion air pipes, when we install a new furnace, currently we are not required to in your city.

Notes:

On June 18, 2008, letters soliciting Public Comment on pending Building Code adoptions were mailed to 401 licensed contractors in the Northglenn database. Contractors were invited to submit comments through the Northglenn website, or email comments to staff.

Request for Public Comment on pending Building Code adoptions was published in the July issue of the Northglenn Connections newsletter. Residents, business owners and contractors were invited to review amendments and provide comment through the Northglenn website, or email comments to staff.

Request for Public Comment on pending Building Code adoptions was posted at the Building Department permit counter, and posted in the office of the City Clerk.

All comments received are noted.



City of Northglenn
Building Department
11701 Community Center Drive
Northglenn, Colorado 80233
Phone: 303-450-8745
Fax: 303-450-8708
Website: www.northglenn.org
E-mail: permit@northglenn.org

June 18, 2008

REQUEST FOR PUBLIC COMMENTS

Proposed Building Code Adoptions

The City of Northglenn proposes to adopt by reference and locally amend the following Building Codes:

2006 International Building Code (IBC)
2006 International Residential Code (IRC)
2006 International Existing Building Code (IEBC)
2006 International Fire Code (IFC)
2006 International Mechanical Code (IMC)
2006 International Plumbing Code (IPC)
2006 International Fuel Gas Code (IFGC)
2006 International Energy Conservation Code (IECC)
2006 International Property Maintenance Code (IPMC)

The periodic adoption of new Building Codes is standard practice for the City of Northglenn and other local agencies. Public comment on these proposed Building Code Amendments and adoptions will be accepted until **July 18, 2008**. The codes proposed for adoption by reference are available for public review at the Office of the City Clerk, 11701 Community Center Drive, Northglenn, Colorado 80233. You may also review the proposed adoptions by visiting the City of Northglenn website at www.northglenn.org, and clicking on the [Building Code Comments](#) tab. You are also invited to e-mail any comments to codecomments@northglenn.org. Please include your contact information, and indicate if you are a Northglenn resident or Licensed Contractor.

Northglenn City Council is scheduled to consider adoption of these Codes at their August 7th Study Session, and August 14th and September 25th City Council meetings. The effective date proposed for implementation of the new Building Codes is October 1, 2008.

For additional information, contact the Northglenn Building Department at 303-450-8745.

Muddy Mess

Jason Whelan, parks supervisor for the City of Northglenn, works on the main water line in E.B. Rains Memorial Park on June 23. Officials suspect someone drove their truck on park grounds, which is illegal, and wound up breaking the line. Whelan said the break could have happened anytime during June. Someone also knocked over a light pole when driving on the park. Additionally, vandals struck E.B. Rains during the night of June 22, spraypainting some of the playground equipment and sidewalks. They also caused damage to some of the trees planted as part of the Northglenn Memorial Tree & Bench Program, organized by the non-profit Northglenn Community Foundation. Two of the four damaged trees had to be taken out, but they will be replaced. Please dial 911 if you see vandalism in process.



What Does the Planning Commission Do?

Group approves construction plans and comprehensive plan for city

The Planning Commission, an eight member group consisting of seven citizens and one ex-officio member from City Council, performs a wide range of duties relating to development and zoning within the city. In any given month, the commission may:

- Consider development petitions for new construction;
- Make land-use recommendations to the city council;
- Recommend amendments to the zoning ordinance;
- Hold public hearings for several kinds of permits or;
- Consider amendments to the comprehensive plan.

One of the most frequent tasks the commission has is approval of new construction in the city. If a new building gets built in Northglenn, the Planning Commission has reviewed and approved it through the Final Development Plan process. This review includes the building itself and the surrounding site. The commission considers a number of standards for development, dictated by the zoning ordinance, in their review prior to approval. If an applicant has followed the rules of the zoning ordinance, there is a high likelihood the commission will approve their application. If not, the commission may direct the applicant to change certain items prior to approval.

Residents of Northglenn don't normally have to go through the Planning Commission to make changes to their homes. Some exceptions include increasing the size of the house by more than 50 percent or significantly increasing the number of residents living in the house.

Additionally, the Planning Commission gives its recommendations on any proposed changes to the City Zoning Ordinance to the city council. Council ultimately decides whether or not to make the change, but the Planning Commission first studies the proposed change and tries to inform the council's decision before any action is taken.

Another duty of the commission is to make, adopt, or amend the comprehensive/master plan for the city.

A comprehensive plan is a community's guide for making land use decisions for future development of the city. It is based on the community's values and vision for the future. The comprehensive plan guides decision-makers towards the city's future image through goals and prioritization of development (or redevelopment). Made up of maps depicting future land use and the recommendations of the commission, the plan coordinates, and sets the stage for, other city plans i.e. Capital Improvement Projects (CIP), parks plans, streets plans, utility plans, etc. In short, it is a central document, by which the city plans its future.

Planning Commission members serve three-year terms. Current members include chairman Sonia Di Carlo, vice chairman Sandra Recor, Bob Campbell, Fritz Glaess, Walter Nawrocki and Joe Brown. Susan Clyne serves as the ex-officio member from city council.

The commission meets at 7 p.m. on the second and fourth Tuesday of every month in City Hall Council Chambers, 11701 Community Center Drive. A vacancy currently exists on the commission. Residents who have experience with construction or development would be an asset to the Planning Commission, although all interested citizens are welcomed to apply.

City to Consider Code Changes

The City of Northglenn proposes to adopt by reference and locally amend a number of building codes.

The periodic adoption of new building codes is standard practice for the city and other local agencies. Public comment on these proposed building code amendments and adoptions will be accepted until July 18. The codes proposed for adoption by reference are available for public review at the city clerk's office, 11701 Community Center Drive. You may also review the proposed adoptions by visiting www.northglenn.org and clicking on

the Building Code Comments tab. Please include your contact information, and indicate if you are a Northglenn resident or licensed contractor.

City council is scheduled to consider adoption of these codes at their Aug. 7 study session, and Aug. 14 and Sept. 25 city council meetings. The effective date proposed for implementation of the new building codes is Oct. 1.

For more information, contact the Northglenn Building Department at 303-450-8745.

Code Adoption List

- 2006 International Building Code
- 2006 International Residential Code
- 2006 International Existing Building Code
- 2006 International Fire Code
- 2006 International Mechanical Code
- 2006 International Plumbing Code
- 2006 International Fuel Gas Code
- 2006 International Energy Conservation Code
- 2006 International Property Maintenance Code (IPMC)

News Briefs

National Night Out in Northglenn Aug. 5

The City of Northglenn is once again sponsoring National Night Out Block Parties as part of the 25th Annual National Night Out, a unique crime/drug prevention event sponsored by the National Association of Town Watch.

This year, the block parties will be Tuesday, Aug. 5.

Once you and two neighbors have committed to hosting a party, contact the city's Community Engagement Office at 303-450-8909 to request a Party Pak that contains a Good Neighboring Resource Guide, a block map, a Safeway certificate for paper products and a gallon of ice cream to help jump start your block party.

Most gatherings are in a backyard or driveway. If you'd like assistance in planning a block party, contact Kathy Sandoval at ksandoval@northglenn.org or 303-450-8909 before July 28.

Over 300 Compete in Kids' Fishing Derby

Participating at the 20th Annual Kids' Fishing Derby on June 7 at Webster Lake in Northglenn, Haylie Vendegna caught her first fish – a 13-inch trout. Turns out, that catch was good enough for the 6-year-old Westminster girl to win first prize at the derby.

Haylie had plenty of competition, as the event sold out with more than 300 children ages 2 to 14 descending upon the lake, located in E.B. Rains Jr. Memorial Park.

Besides Haylie, the derby had winners in six age groups:

- Taylor Orris, Northglenn, 2/3-year-old group, 11-inch trout
- A.J. Witzke, Thornton, 4/5-year-old group, 12-inch trout
- Ty Berlin, Northglenn, 8/9-year-old group, 12-inch trout
- Steven Szczepanski, Northglenn, 10/11-year-old group, 12-inch trout
- Angelica Lim, Thornton, 12/14-year-old group, 11 1/8-inch trout

City's Mini Grants Make Difference

The City of Northglenn's Community Building Mini Grants have already made an impact on the community.

Grants have been awarded for National Night Out events, to purchase emergency preparedness backpacks in the case of a bad snowstorm or power outages and for residents south of Northglenn High School to paint over graffiti on residential fences.

Community Building Mini Grants are available to a group of four or more households that are working together to address a neighborhood or city-wide issue and build relationships among residents.

The maximum grant award is \$500. Neighborhood groups are eligible to receive one grant in 2008.

Applications for grants are available at www.northglenn.org/grants. For more information, contact Kathy Sandoval at 303-450-8909 or ksandoval@northglenn.org.

2008 Northglenn Building Permit Fee Comparison

Sample Valuation	Thornton	Broomfield	Westminster	Arvada	Commerce City	Brighton	Denver **	Northglenn
\$500.00*	\$35.63	\$33.88	\$29.13	\$34.65	\$32.25	\$32.88	\$20.00	\$35.50
\$1,000	\$89.70	\$84.69	\$73.29	\$88.00	\$84.94	\$82.69	\$35.00	\$87.94
\$2,500	\$153.96	\$189.24	\$165.53	\$195.22	\$189.87	\$184.24	\$64.50	\$197.36
\$5,000	\$296.45	\$287.31	\$252.92	\$289.58	\$288.56	\$277.31	\$88.50	\$303.56
\$10,000	\$517.67	\$506.56	\$447.34	\$503.87	\$509.06	\$486.56	\$148.50	\$539.06
\$25,000	\$1,181.30	\$1,153.94	\$1,030.62	\$1,151.75	\$1,170.56	\$1,114.31	\$328.50	\$1,245.56
\$50,000	\$2,109.99	\$2,100.51	\$1,864.56	\$2,040.10	\$2,112.19	\$1,999.69	\$618.00	\$2,262.19
\$100,000	\$3,682.74	\$3,714.69	\$3,317.93	\$3,543.65	\$3,739.69	\$3,503.14	\$763.00	\$4,039.69
<i>% of permit fee</i> Plan Review Fee	65%	65%	65%	65%	65%	65%	50%	65%
Use Tax Rate	3.75%	4.15%	3.85%	3.46%	3.50%	3.75%	0.00%	4.00%
% of Valuation Use Tax is Charged	50%	50%	50%	50%	60%	50%	N/A	*** 60%

* Minor replacement project. No plan review fee added to permit fee.

** No use tax charged on Denver Building Permits. Additional plan review fee may be assessed based on project.

*** Using 60% of Valuation to calculate use tax implemented in the City of Northglenn in 1993.

23-Jul-2008

**CITY OF THORNTON
FEE SCHEDULE**

Building Permit Schedule			
Total Valuation		Fees	
\$1.00 - \$500		\$26.25	
\$501 - \$2,000		\$26.25 for the first \$500 plus \$3.35 for each additional \$100 or fraction thereof, up to and including \$2,000	
\$2,001 - \$25,000		\$76.50 for the first \$2,000 plus \$15.45 for each additional \$1,000 or fraction thereof, up to and including \$25,000	
\$25,001 - \$50,000		\$431.85 for the first \$25,000 plus \$11.15 for each additional \$1,000 or fraction thereof, up to and including \$50,000	
\$50,001 - \$100,000		\$710.60 for the first \$50,000 plus \$7.70 for each additional \$1,000 or fraction thereof, up to and including \$100,000	
\$100,001 - \$500,000		\$1,095.60 for the first \$100,000 plus \$6.20 for each additional \$1,000 or fraction thereof, up to and including \$500,000	
\$500,001 - \$1,000,000		\$3,575.60 for the first \$500,000 plus \$5.25 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000	
\$1,000,001 and up		\$6,200.60 for the first \$1,000,000 plus \$3.45 for each additional \$1,000 or fraction thereof	
Other Inspection Fees			
1. Inspections outside of normal business hours (minimum charge – two hours)		\$55.00 per hour*	
2. Reinspection fees assessed under provisions of Section 305.8		\$55.00 per hour*	
3. Inspections for which no fee is specifically indicated (minimum charge – one half hour)		\$55.00 per hour*	
4. Additional plan review required by changes, additions or revisions to plans		\$55.00 per hour*	
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.			
OTHER PERMIT FEES (Including PLUMBING, MECHANICAL, & ELECTRICAL)			Miscellaneous Fees
\$0 - \$500	\$15.75	Construction Meter	\$15.00
\$501 - \$1,000	\$21.00	Mobile Home Set Up	\$180.00
\$1,001 - \$50,000	\$21.00 for the first \$1,000, plus \$2.20 for each additional \$1,000 or fraction thereof	Mobile Home Skirt	\$5.00
\$50,001 and up	\$128.80 for the first \$50,000, plus \$1.70 for each additional \$1,000 or fraction thereof	Demolition	\$25.00
New Residential Installations (Plumbing, Mechanical and Electrical)			
Single Family Dwellings	\$75.00	Sanitary Sewer	\$11.00
Duplexes (per unit)	\$15.00	2 or more units (per unit)	\$8.00
3 to 10 units (per unit)	\$14.00	Sales/Construction Trailer	\$25.00
11 to 20 units (per unit)	\$13.00		
More than 20 units (per unit)	\$12.00		
*PLAN CHECK FEE = 65% OF BUILDING PERMIT FEE			
*USE TAX = 3.75% OF 50% OF VALUATION OR 100% OF TOTAL MATERIAL COST			



City and County of Broomfield

Community Development
Voice - 303-438-6370

1 DesCombes Drive
Fax- 303-438-6297

Building Inspection Division

Broomfield, CO 80020
www.broomfield.org

April 3, 2008

Building Permit Fees

Building construction permit fees are based upon construction value. The value should include all materials, labor, contractor overhead and profit (essentially replacement cost for the building). Separate permit fees are calculated for each of the building, plumbing, electrical, and mechanical permits, based on the following table:

Valuation of Work	Building, Electrical, Plumbing, or HVAC Fees
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 and up	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof

(Use Tax and SEF are also collected; see below and Page 2!)

Plan Review Fee

Plan review fees are 65% of the building permit fee calculated above, and shall be paid at the time of permit issuance. Depending on the scope of the project, separate plan review fees for electrical, plumbing and mechanical may be assessed in the same manner (65% of the electrical, plumbing, mechanical permit fee calculated above). Please feel free to call (303-438-6370) or fax (303-438-6297) for an estimate.

Services Expansion Fee

All residential permits (single and multi-family) are subject to the Services Expansion Fee (SEF). The fee is \$1.00 per finished square foot of dwelling area and shall be collected prior to the issuance of the Certificate of Occupancy.

Use Tax

The City and County of Broomfield collects use tax on building materials at the time of building permit issuance. For use tax purposes, 50% of the total project valuation is assumed to be materials in accordance with BMC 03-08-060. When purchasing materials for the project, the purchaser should show the building permit payment receipt to the supplier or retail home center. The supplier or home center should not charge any city sales tax since the Broomfield use tax has been paid with the permit. Payment of the state and RTD taxes is still required on all materials. Questions regarding use tax audits can be answered by the Sales and Use Tax Division of the Broomfield Finance Department at 303-464-5811.

Use Tax = Total valuation x 50% (materials) x assessed rate

Assessed rate is currently: 4.15% City and County of Broomfield

Example:

Total project value: \$200,000

Calculated Materials Cost: $\$200,000 \times 50\% = \$100,000$

Use Tax Due: $\$100,000 \times 4.15\% = \$4,150.00$

Other Permits

Additional permits will be required for public / private improvements such as grading, utility lines, streets, curb & gutter, walks, etc., and varies for each individual project. Estimates should be obtained for these permits from the City and County of Broomfield Engineering Department, 303-438-6380.

Proposed changes to a project previously approved through the City & County of Broomfield Site Development Plan process may require an application for development plan review, with certain associated fees. Contact the City & County of Broomfield Planning Division, 303-438-6284 for further information and application forms.

The North Metro Fire Rescue District is the fire department serving the city and county. They are involved in various aspects of plan review, permits, and inspection, depending on the scope of your project. Additional fees may be required for fire district reviews or permits. Contact the Fire Prevention Bureau at 720-887-8217 for more specific information.

Water License and Tap Fees

Water license fees are based on hydraulic requirements as well as annual consumption estimates. This basis establishes a Tap Equivalent (T.E.) as compared to an average single family dwelling. Residential water license fees are paid at 1.0 T.E. per single family dwelling, 0.6 T.E. per townhouse unit, and 0.4 T.E. per apartment unit. Non-residential fees are calculated at 1.0 T.E. for each 163,000 gallons of estimated annual consumption. Water license fees for irrigation taps are based on an annual consumption estimate of 4.0 T.E. per irrigated acre of landscaping. Additional license fees may be due in the future for consumption in excess of the originally purchased water license. A drought surcharge is not presently in effect, but could be in the future in accordance with the Broomfield Municipal Code. **Physical tap and meter fees are separate, additional, and subject to change; see below.**

CURRENT WATER LICENSE FEE IS \$22,454.00 PER T.E.

Potable Water Tap and Meter Fees:

Tap Size	Tap Fee	Service Charge	Meter Size	Meter Fee
3/4" SFD	\$75	\$8.74/mo.	5/8" x 3/4"	\$492
1" SFD	\$100	\$8.74/mo.	1" Residential	\$704
3/4"	\$75	\$11.60/mo.	3/4"	\$516
1"	\$100	\$23.17/mo.	1" Commercial	\$704
1-1/4"	\$100	\$34.78/mo.		
1-1/2 "	\$150	\$46.37/mo.	1 1/2 "	\$715
1-1/2 "	\$150	\$46.37/mo.	1 1/2" Turbo Irrig.**	\$981
2"	\$200	\$92.73/mo.	2" Disk	\$1050
2"	\$200	\$92.73/mo.	2" Compound	\$2,692
2"	\$200	\$92.73/mo.	2" Turbo Irrig.**	\$1,228
3"	\$100*	\$208.64/mo.	3" Turbo Comm'l	\$1,421
3"	\$100*	\$208.64/mo.	3" Compound	\$2,873
3"	\$100*	\$208.64/mo.	3" Turbo Irrig**.	\$1,421
4"	\$100*	\$417.28/mo.	4" Turbo Comm'l	\$1,720
4"	\$100*	\$417.28/mo.	4" Compound	\$3,811
4"	\$100*	\$417.28/mo.	4" Turbo Irrig.**	\$1,720
6"	\$100*	\$1,089.63/mo.	6" Compound	\$4,803
6"	\$100*	\$1,089.63/mo.	6" Fire Series	\$8,780
6"	\$100*	\$1,089.63/mo.	6" Turbo Irrig.**	\$2,973

Fees for water meters will be paid at the same time the Water License Fee is paid. The fee will be based on the size of the meter, the cost of the meter at time the fee is paid, and the cost for the installation of the meter. The city will maintain a current price listing for the cost of different sized meters and the installation cost for the meters.

* Material and work conforming to city standards and specifications will be provided by the person making the tap. \$100 required inspection fee for the city to inspect the tap.

** Meters for use with re-use irrigation water are not listed and will be charged separately.

Fire lines will be charged tap fees but are not metered. A monthly service charge for standby fire protection will be charged based on the size of the line.

Sewer License and Tap Fee:

Sewer License Fee	Tap Inspection Fee	Service Charge
\$8,427 per ERU*	\$50	\$16.56 per ERU/month

The minimum sewer license fee for all single family residential units is currently \$8,427 plus a \$50 tap inspection fee per tap for a total of \$8,477. Multi-family, apartment buildings, and other attached residential buildings with one common sewer tap are assessed a sewer license fee of one equivalent residential unit (ERU) for each dwelling unit, plus the tap inspection fee. As an example, an 8-unit apartment building would purchase a sewer license for eight ERU's and one tap inspection fee: (8 x \$8,427) + \$50 = \$67,466.00. Non-residential license fees are determined on a case by case basis and are based upon 320 gallons of average daily flow (116,800 gallons per year) per ERU.

All sewer taps shall be made according to the city's standards and specifications by a qualified plumber licensed by the city, and all material and labor shall be provided by the property owner. All sewer taps shall be inspected by the City and County of Broomfield.



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Building Division Building Permit Fee Schedule

[City Departments](#)

(Effective September 11, 2007)

	TOTAL VALUATION	FEE
City Manager	\$1.00 to \$500.00	\$19.50
City Attorney	\$501.00 to \$2,000.00	\$19.50 for the first \$500.00 plus \$2.65 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
Community Development		
Building Division		
Economic Development	\$2,001.00 to \$25,000.00	\$59.25 for the first \$2,000.00 plus \$11.90 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
Engineering Division		
Planning Division		
Housing Assistance	\$25,001.00 to \$50,000.00	\$332.95 for the first \$25,000.00 plus \$8.55 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
Open Space Program		
Westminster Revitalization		
Finance Department	\$50,001.00 to \$100,000.00	\$546.70 for the first \$50,000.00 plus \$5.95 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
Fire Department		
General Services	\$100,001.00 to \$500,000.00	\$844.20 for the first \$100,000.00 plus \$4.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
Information Technology		
Parks, Recreation & Libraries	\$500,001.00 to \$1,000,000.00	\$2,684.20 for the first \$500,000.00 plus \$3.95 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
Police Department		
Public Works & Utilities	\$1,000,001.00 and up	\$4,659.20 for the first \$1,000,000.00 plus \$2.65 for each additional \$1,000.00, or fraction thereof

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Other Permit Fees

Miscellaneous Permit Fees:

Miscellaneous SFD

Residential Permit Fees:

Solar Systems	\$300.00		
Mobile Home Set-up with Electric	\$125.00	Detached Storage Shed	\$20.00
Construction Trailer with Electric	\$125.00	Re-Siding	\$20.00
Banners	\$25.00	Re-Roofing	\$20.00
Bus Bench	\$25.00	Water Heater Replacement	\$20.00
Election Sign	\$25.00	Air Conditioner*	\$20.00
Permanent Sign	Per fee schedule	Furnace Replacement*	\$20.00
		Evaporative Cooler*	\$20.00
		Lawn Irrigation Sprinkler	\$20.00
		Aboveground Pool	\$42.50
		Spas/Hot Tub*	\$20.00
		Gas Log	\$20.00

**

Fence \$20.00

Fire Department Fees:

- 1. Operational permits, per event \$50.00
- 2. Construction permits Based on valuation and assessed in accordance with the building permit fee schedule.

Other Inspections and Fees:

- 1. Inspections outside of normal business hours (minimum charge of two hours) \$50.00 per hour
- 2. Reinspection fees \$50.00
- 3. Inspections for which no fee is specifically indicated \$50.00 per hour
- 4. Additional plan review required by changes, additions, or other revisions to plans (minimum charge of two hours) \$50.00 per hour
- 5. For use of outside consultants for plan checking and inspection, or both actual costs***
- 6. Copies of previously issued certificates of occupancy \$5.00 each
- 7. Letter of code compliance \$25.00
- 8. Removal of stop work order \$250.00
- 9. Temporary Certificate of occupancy 5% of building permit fee, no less than \$100.00
- 10. Plan review Fee 65% of permit fees
- 11. Estimated use tax (collected on all permits) 3.85% of 50% of total valuation

*May also require an electrical permit fee.

**See Section 11-9-3(E)2 for exceptions.

***Actual costs are those above and beyond the plan review fee as established by Section 11-9-3(E)4.

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Building Division Building Permit Use Tax

This information is provided by the Sales Tax Division - Please direct any questions regarding use tax to that office at 430-2400, extension 2065.

DID YOU KNOW?

YOU MAY PRESENT A COPY OF YOUR BUILDING PERMIT WHEN PURCHASING CONSTRUCTION MATERIALS SO THAT CITY SALES TAX WILL NOT BE CHARGED!

What is the Use Tax charge on this Permit?

- Use tax is pre-paid on the permit IN LIEU of paying city sales tax on construction materials to the vendor. A copy of the building permit **must** be presented to the vendor when you are purchasing construction materials for the project to which the permit applies. You will then be exempt from paying City sales tax on the purchase. However, state and other non-municipal taxes may still apply.
- The permit includes charges for **estimated** City use tax due on materials used in the structure for which the permit is issued. **The exemption from sales tax applies only to construction materials** (property which becomes an inseparable part of the completed structure). Construction materials do not include such things as carpeting, furniture, removable fixtures, window coverings, equipment, tools, supplies or similar items.

What if I have already purchased the materials prior to obtaining the permit?

- If you do not provide a copy of the building permit to a vendor and are charged Westminster sales tax on such construction materials, you may apply to the City for a refund of the tax paid twice. Copies of all receipts showing that City sales tax was paid to a Westminster business must be submitted to the Sales Tax Division within three years of the date of the purchases.
- If you purchased your materials in a City other than Westminster and paid that city's sales tax, Westminster will **not** issue a refund. You must apply for a refund to the City where the tax was charged.

Can I use this permit for other projects?

- **This permit is issued for the project listed only.** Improper or fraudulent use of this permit is a violation of the Westminster sales and use tax ordinance. Violators are subject to penalty and interest charges and criminal prosecution.

What if actual materials cost more or less than the estimated amount?

- If actual materials are less than estimated, you may apply for a refund

of the use tax overpaid within three years of the date the Certificate of Occupancy was issued.

- If actual materials are more than estimated, you may file a Project Cost Report and remit any tax underpayment.
- **The City may audit a construction project within three years of the date the Certificate of Occupancy is issued and assess or refund any building use tax under or over payment.**

WTPS 319

04/99

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City of Arvada
 8101 Ralston Road
 P.O. Box 8101
 Arvada, CO 80001-8101
 Phone: 720-898-7000



[Home](#) > [City Services](#) > Building Permit Fee Schedule 2007

Building Permit Fee Schedule 2007

Effective 1-1-2007

Building permits are also assessed

City Use tax of 3.46% Half of Contract Value or actual material costs.

ADMINISTRATIVE FEE SCHEDULE

FOR

SERVICES PROVIDED AND PERMITS REQUIRED BY CHAPTER 18,

BUILDINGS AND BUILDING REGULATIONS, AND ALL CODES AND PROVISIONS THEREIN

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BUILDING PERMITS

Table 18-1

Total Valuation	Fee
\$1.00 to \$500.00	\$26.00
\$501.00 to \$2,000.00	\$26.00 for the first \$500.00 plus \$3.37 for each additional \$100.00 or fraction thereof including \$2,000.00

\$2,001.00 to \$25,000.00	\$76.61 for the first \$2,000.00 plus \$15.49 for each additional \$1,000.00 or fraction and including \$25,000.00
\$25,001.00 to \$50,000.00	\$432.84 for the first \$25,000.00 plus \$11.17 for each additional \$1,000.00 or fraction and including \$50,000.00
\$50,001.00 to \$100,000.00	\$712.18 for the first \$50,000.00 plus \$7.74 for each additional \$1,000.00 or fraction and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,099.39 for the first \$100,000.00 plus \$6.20 for each additional \$1,000.00 or fraction and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,197.03 for the first \$500,000.00 plus \$5.25 for each additional \$1,000.00 or fraction and including \$1,000,000.00
\$1,000,001.00 and up	\$6,824.49 for the first \$1,000,000.00 plus \$4.04 for each additional \$1,000.00 or fraction

Combination permit defined. A permit that is issued to the general contractor or the primary contractor and includes the subcontractor's valuation and fees as a part of the permit. Only a combination permit shall be issued where more than one category of work, such as building, electrical, plumbing, or HVAC, is involved.

Exception: The building official may allow separate permits to be issued when a general contractor is not required for the scope of work involved, or when the building official finds good cause.

Separate commercial permits When work is done by a subcontractor and is not part of a combination permit, the valuation used to determine the permit fee will be based on the actual contract value of the work being done. If the work is part of a combination permit and the subcontractor's contract value is unknown, the value will be assumed to be ten (10) percent of the overall combination permit valuation for each contractor.

Residential combination permits for single family detached or attached homes. When a combination permit is issued for a new single-family dwelling unit, the fee assessed for the electrical, heating, and plumbing subcontractors shall be equal to thirty (30) percent of the calculated building permit fee.

BUILDING VALUATION

Table 18-2

Numbers represent estimated dollar cost per square foot (.09 m²) of construction.

Group (2003 International Building Code) Type of Construction		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
		A-1	Assembly, theaters, with stage	176.86	171.15	166.88	159.97	148.38	147.66	154.79
	Assembly, theaters, without stage	163.20	157.49	153.22	146.31	134.72	134.00	141.12	123.56	118.4
A-2	Assembly, nightclubs	137.74	133.48	130.10	125.03	116.08	115.77	120.68	106.71	103.1
A-2	Assembly, restaurants, bars, banquet halls	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.1

A-3	Assembly, churches	163.64	157.92	153.66	146.75	135.13	134.40	141.56	123.97	118.81
A-3	Assembly, general, community halls, libraries, museums	139.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.1
A-4	Assembly, arenas	136.74	132.48	128.10	124.03	114.08	114.77	119.68	104.71	102.1
B	Business	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
E	Educational	149.11	144.06	139.93	133.69	123.37	120.45	129.32	110.19	106.01
F-1	Factory and Industrial, moderate hazard	85.02	81.11	76.36	73.96	63.88	64.99	70.93	54.57	51.74
F-2	Factory and Industrial, low hazard	84.02	80.11	76.36	72.96	63.99	63.99	69.93	54.57	50.74
H-1	High Hazard, explosives	79.75	75.84	72.09	68.68	59.88	59.88	65.66	50.46	N.P.
H234	High Hazard	79.75	75.84	72.09	68.68	59.88	59.88	65.66	50.46	46.63
H-5	HPM	140.02	134.95	130.65	124.54	111.53	110.82	119.78	99.60	95.75
I-1	Institutional, supervised environment	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.2
I-2	Institutional, incapacitated	233.04	227.97	223.67	217.56	204.05	N.P.	212.80	192.13	N.P.
I-3	Institutional, restrained	159.07	154.00	149.70	143.59	131.82	130.11	138.83	119.89	114.01
I-4	Institutional, day care facilities	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.2
M	Mercantile	102.58	98.32	93.94	89.87	80.45	81.15	85.52	71.08	68.48
R-1	Residential, hotels	138.69	133.98	130.43	125.19	115.04	115.00	124.42	105.87	101.61
R-2	Residential, multiple family	116.34	111.63	108.08	102.84	92.80	92.76	102.18	83.63	79.45
R-3	Residential, one-and-two family	111.51	108.46	105.79	102.87	98.15	97.91	101.12	93.50	88.03
R-4	Residential, care/assisted living facilities	138.30	133.59	130.04	124.80	114.56	114.52	123.94	105.39	101.2
S-1	Storage, moderate hazard	78.75	74.84	70.09	67.68	57.88	58.88	64.66	48.46	45.63
S-2	Storage, low hazard	77.75	73.84	70.09	66.68	57.88	57.88	63.66	48.46	44.63
U	Utility, miscellaneous	59.54	56.30	52.95	50.29	43.72	43.72	46.94	35.89	34.18

Basement Finish – Added Cost	--	--	--	--	--	--	--	--	--	20.00
Canopies (banks, gas stations)	--	--	--	--	--	--	--	--	--	38.50
Carports	--	--	--	--	--	--	--	--	--	16.50
Decks	--	--	--	--	--	--	--	--	--	17.50
Deck (with patio cover)	--	--	--	--	--	--	--	--	--	22.00
Sunspaces	--	--	--	--	--	--	--	--	--	38.50
Garages (open parking)	32.45	32.45	32.45	32.45	32.45	32.45	32.45	32.45	32.45	32.45
Tilt-Up	--	--	--	--	--	--	--	--	--	26.40
Offices (tenant finish)	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50	27.50

- a. Private garages – use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per SF
- c. Add 0.5 percent to total cost for each story over three
- d. Deduct 20 percent for shell-only buildings
- e. Deduct 11 percent for mini-warehouses

Buildings or structures not listed above shall be valued at contract price submitted by the contractor or actual value as submitted by the architect.

MISCELLANEOUS INSPECTIONS AND OTHER FEES
Table 18-3

Temporary construction power	\$44.00
Residential service change	\$44.00
Electric signs	\$40.00
Non-electric signs	\$20.00
Monumental signs	Use Table 18-1
Commercial cell sites based on actual valuation	Use Table 18-1

Commercial demolition	\$55.00 (minor-interior) \$110.00 (major-building)
Annual certificate of inspection/elevators (installation fees include charges for first year's annual inspection)	\$150.00
Permit fees for temporary membrane structures, tents, and canopies	Use Table 18-1
Inspections outside of normal business hours (minimum charge - two (2) hours)	\$52.00 per hour*
Reinspection fees assessed under provisions of section 18-36(h) of the Arvada City Code Electrical reinspection fees	\$52.00* \$34.50
Inspections for which no fee is specifically indicated (minimum charge one-half (1/2) hour)	\$52.00 per hour*
Additional plan review required by changes, additions or revisions to plans (minimum charge - one-half (1/2) hour).	\$52.00 per hour*
Issuance of new permit following suspension or abandonment of previously permitted work (minimum charge - one (1) hour)	\$52.00 per hour*
Issuance of new permit for change of contractor on existing job (minimum charge - one (1) hour)	\$52.00 per hour*
Use of outside consultants for plan checking and inspections, or both	Actual costs (including administrative and overhead costs)

* Or the total hourly cost to the city, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and benefits of the employees involved.

Fees for other miscellaneous permits and commercial work shall be based on actual contract value of the work as per Table 18-1.

FOUNDATION ONLY PERMITS

Table 18-4

One- and two-family buildings	\$220.00
Multifamily buildings	\$330.00

Commercial buildings	\$550.00
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MISCELLANEOUS PERMITS- RESIDENTIAL *
Table 18-5

Air Conditioners**	\$40.00
Awnings	\$40.00
Demolition	\$55.00 (minor-interior) \$110.00 (major-building)
Evaporative Coolers	\$40.00
Furnace Replacement**	\$40.00
Fence	\$40.00
Gas Logs/Inserts	\$40.00
Hot Tubs & Above-Ground Pools (In-Ground Pools-use Table 7-19a)	\$40.00
House Moving	\$165.00
Lawn Sprinklers	\$40.00
Replacement Windows (no structural alterations) (if structural alterations use Table 18-1)	\$40.00
Residential Elevator or Dumbwaiter/Chairlift	\$100.00
Retaining Walls Less 5' (1.5 m)	\$40.00
Roofing	Use Table 18-1

Siding	\$40.00
Water Heaters**	\$40.00
Wood Burning Stoves	\$40.00

* The permit fees assessed under Table 18-1 cover the cost of all permit fees related to the specific permit type.

Exception: Minor electric wiring is included, but a service change or upgrade is not included in this permit fee.

** If permit application includes installation of more than one appliance listed in Table 18-5, the fee is \$60.00.

Fees for plumbing permits, mechanical permits, electrical permits, and other miscellaneous permits and commercial work shall be based on actual contract amount of the work as determined by Table 18-1.

ROOFING VALUATION

Table 18-6

3-tab	\$82.50 per 100 sf (9.3 m ²)
T-Lock	\$82.50 per 100 sf (9.3 m ²)
Shakes (untreated)	\$275.00 per 100 sf (9.3 m ²)
Light-weight tile roofs	\$330.00 per 100 sf (9.3 m ²)
Dimensional shingles	\$110.00 per 100 sf (9.3 m ²)
Other, special roofs and treated shakes	Use actual contract amount*

The valuation used for calculating roofing permit fees shall be determined by the actual contract amount, or if the amount is unknown, by applying the above estimated costs per 100 sf (9.3 m²).

* If the contractor/homeowner submits a copy of the contract or proof of actual material cost, with the material cost clearly identified, the contract amount used to calculate the permit fee will be twice the amount of the material cost.

FENCE VALUATION

Table 18-7

2007 Fence Fee Schedule	Material cost only
1"x 4"x 6' Cedar Privacy Fence	\$ 8.00 per linear foot
1" x 6"x 6' Cedar Privacy Fence	\$ 8.75 per linear foot
4' Ranch 3 rail 4x6 post 2x6 rail w/wire	\$ 8.50 per linear foot
4' Ranch 3 rail 4x6 post 2x8 rail w/wire	\$ 9.25 per linear foot
Split Rail Fence	
2-Rail wood	\$4.65 per linear foot
3- Rail wood	\$5.65 per linear foot
6' Chain-link fence 11 gauge	\$ 5.85 per linear foot
4' Chain-link fence 11 gauge	\$4.41 per linear foot
6' Vinyl Privacy white/tan	\$ 19.00 per linear foot

PLAN REVIEW FEES

Table 18-8

The plan review fees specified in this section are separate fees from other permit fees assessed in this administrative fee schedule and are in addition to those other permit fees.

Plan review fee (commercial)	65% of building permit fee (Table 18-1)
Plan review fee (modifications to existing single-family dwellings)	\$30.00
Electrical, plumbing, mechanical, fire protection or elevator permit (not part of combination permit)	50% of total permit fee (Table 18-1)
Commercial buildings	65% of building permit fee
Additional plan review (incomplete/changed submittal documents)	Use Table 18-1 and 18-3
Deferred submittals items as defined in section 18-35(f) of the Arvada City Code	Use Table 18-1 and 18-3

Plan review fees for "stock" or "repeat" plans (stock or repeat plans are plans of buildings that have been reviewed and are subsequently built in multiple locations) shall be assessed as follows:

One- and two-family buildings	\$150.00
Multifamily buildings	\$175.00

TEMPORARY CERTIFICATE OF OCCUPANCY FEES

Table 18-9

For all buildings or portions thereof – original TCO	\$100.00*
For all buildings or portions thereof – extension TCO	\$100.00*

* \$50.00 will be refunded if a certificate of occupancy is issued prior to the thirty (30) day expiration of the temporary certificate of occupancy or any extensions thereof.

CONTRACTOR LICENSING FEES

Table 18-10

Class I-B Builder's Unlimited License	\$200.00
Class II-B Builder's License	\$150.00
Class III-B Builder's Miscellaneous License	\$75.00
Class IV-B Builder's Subcontractor's License	\$75.00
Class V-B Homeowner's "Limited" Building License	\$75.00
Class VI-P Plumbing License	\$75.00
Class VII-M Mechanical License	\$75.00
Class VIII-D Building Moving License	\$75.00
Class IX-R Builders Roofing License	\$75.00
Limited License	50% of regular license fee

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<http://www.c3gov.com>

*Community Planning and
 Development Services*

**TABLE 1 – A
 BUILDING PERMIT FEES**

TOTAL VALUATION	FEE
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (Minimum Charge – two hours)	\$50 per hour*
2. Reinspection fees assessed under provisions of Section 108.4:	
• First reinspection fee	\$50 per hour*
• Second reinspection fee	\$75 per hour*
3. Inspections for which no fee is specifically indicated	\$50 per hour*
4. Additional plan review required by changes, additions or revisions to plans	\$50 per hour*
5. For use of outside consultants for plan checking and inspections, or both	Actual Cost**

*Or the total hourly cost to the jurisdiction, whichever is the greatest. The cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

**Actual costs include administrative and overhead costs.

COMMERCE CITY BUILDING PERMIT FEE SCHEDULE
1997 UNIFORM BUILDING CODE, TABLE 1-A

TOTAL JOB VALUATION	PERMIT FEE	
1	500	\$23.50
501	600	26.55
601	700	29.60
701	800	32.65
801	900	35.70
901	1,000	38.75
1,001	1,100	41.80
1,101	1,200	44.85
1,201	1,300	47.90
1,301	1,400	50.95
1,401	1,500	54.00
1,501	1,600	57.05
1,601	1,700	60.10
1,701	1,800	63.15
1,801	1,900	66.20
1,901	2,000	69.25
2,001	3,000	83.25
3,001	4,000	97.25
4,001	5,000	111.25
5,001	6,000	125.25
6,001	7,000	139.25
7,001	8,000	153.25
8,001	9,000	167.25
9,001	10,000	181.25
10,001	11,000	195.25
11,001	12,000	209.25
12,001	13,000	223.25
13,001	14,000	237.25
14,001	15,000	251.25
15,001	16,000	265.25
16,001	17,000	279.25
17,001	18,000	293.25
18,001	19,000	307.25
19,001	20,000	321.25
20,001	21,000	335.25
21,001	22,000	349.25
22,001	23,000	363.25
23,001	24,000	377.25
24,001	25,000	391.25
25,001	26,000	401.35
26,001	27,000	411.45
27,001	28,000	421.55
28,001	29,000	431.65
29,001	30,000	441.75
30,001	31,000	451.85
31,001	32,000	461.95
32,001	33,000	472.05
33,001	34,000	482.15
34,001	35,000	492.25
35,001	36,000	502.35
36,001	37,000	512.45
37,001	38,000	522.55
38,001	39,000	532.65
39,001	40,000	542.75
40,001	41,000	552.85
41,001	42,000	562.95
42,001	43,000	573.05

TOTAL JOB VALUATION	PERMIT FEE	
43,001	44,000	\$583.15
44,001	45,000	593.25
45,001	46,000	603.35
46,001	47,000	613.45
47,001	48,000	623.55
48,001	49,000	633.65
49,001	50,000	643.75
50,001	51,000	650.75
51,001	52,000	657.75
52,001	53,000	664.75
53,001	54,000	671.75
54,001	55,000	678.75
55,001	56,000	685.75
56,001	57,000	692.75
57,001	58,000	699.75
58,001	59,000	706.75
59,001	60,000	713.75
60,001	61,000	720.75
61,001	62,000	727.75
62,001	63,000	734.75
63,001	64,000	741.75
64,001	65,000	748.75
65,001	66,000	755.75
66,001	67,000	762.75
67,001	68,000	769.75
68,001	69,000	776.75
69,001	70,000	783.75
70,001	71,000	790.75
71,001	72,000	797.75
72,001	73,000	804.75
73,001	74,000	811.75
74,001	75,000	818.75
75,001	76,000	825.75
76,001	77,000	832.75
77,001	78,000	839.75
78,001	79,000	846.75
79,001	80,000	853.75
80,001	81,000	860.75
81,001	82,000	867.75
82,001	83,000	874.75
83,001	84,000	881.75
84,001	85,000	888.75
85,001	86,000	895.75
86,001	87,000	902.75
87,001	88,000	909.75
88,001	89,000	916.75
89,001	90,000	923.75
90,001	91,000	930.75
91,001	92,000	937.75
92,001	93,000	944.75
93,001	94,000	951.75
94,001	95,000	958.75
95,001	96,000	965.75
96,001	97,000	972.75
97,001	98,000	979.75
98,001	99,000	986.75
99,001	100,000	993.75

- \$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
- \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof to and including \$1,000,000
- \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof
- Plan Check Fee: 65% of building permit fee
- Use Tax Fee is figured as follows:
 - > Use tax is figured on 60% of the total job valuation times 3.5% on a job valuation that includes both labor and materials (*typically a contractor's job valuation*)
 - > Use tax is figured on the total job valuation times 3.5% on a job valuation that includes materials only (*typically a homeowner's job valuation*)

R3/R4	Porch	\$6.34
R3/R4	Garages	\$22.35
V	Type I	\$45.44
V	Type II	\$26.10
V	Type III	\$29.50
V	Type V	\$22.35

B. Miscellaneous Valuation:

All miscellaneous permits shall be processed based on valuation per the following fee schedule for Building, Electrical, Plumbing, and/or Mechanical permits, and any combination thereof. Miscellaneous permits shall include but are not limited to: Air conditioning/evaporative cooler, fire sprinkler system, fencing, siding, furnace, gas log installation, spas/hot tubs, sheds, and mobile home set-up.

C. Building, Electrical, Mechanical and Fire Protection Permit Fees:

TOTAL MISCELLANEOUS VALUATION	2008 RATE
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof

SECTION IV. BUILDING DIVISION

A. Building Valuation Data;

(New construction average cost per square foot includes regional modifier.)

Note: If applicant's stated valuation is larger than that estimated using this table, the larger amount will be used to calculate the permit fee.

OCCUPANCY	TYPE	2008 FEES
Occupancy	Type	Fee/sq ft of gross building area
A1	Type I	\$99.71
A4	Type II	\$73.50
A5	Type III	\$73.50
A3	Type I	\$91.25
A3	Type II	\$66.84
A3	Type III	\$72.86
A3	Type IV	\$67.57
B	Type I	\$98.25
B	Type II/III	\$67.20
B	Type V	\$64.43
E	Type I	\$99.71
E	Type II/III	\$73.50
F/S	Type I	\$44.39
F/S	Type II	\$36.80
F/S	Type III	\$32.70
F/S	Type V	\$41.70
H	Type I	\$44.39
H	Type II	\$36.80
H	Type III	\$32.70
H	Type V	\$41.70
I1	Type I	\$139.10
I1	Type II	\$88.87
I1	Type III	\$112.27
I1	Type V	\$100.37
I2/I3	Type I	\$148.25
I2/I3	Type II	\$129.10
I2/I3	Type III	\$109.37
M	Type I	\$75.80
M	Type III	\$56.39
M	All others	\$41.76
R1	Type I	\$92.92
R1	Type III	\$78.61
R1	Type V	\$69.41
R2	Type I	\$81.60
R2	Type III	\$66.60
R2	Type V	\$58.69
R3/R4	Type V	\$69.64
R3/R4	Basement	\$13.43

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Building Permits

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View upcoming meetings of community interest sponsored by the Denver departments of Community Planning and Development, Parks and Recreation, and Public Works. [Community Calendar](#)



Building Permit & Other Fees

Other Fees

Building (See Below) & Other Permits (View Right)

Building Permit Fees: Table 152.1

VALUATION OF WORK	PERMIT FEE	PLAN REVIEW % ¹
\$1.00 to \$500.00	\$20.00	0%
\$501.00 to \$2,000.00	\$35.00	0%
\$2,001.00 to \$25,000.00	\$35.00 for the first \$2,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	50%
\$25,001.00 to \$50,000.00	\$220.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	50%
\$50,001.00 to \$100,000.00	\$420.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	50%
\$100,001.00 to \$500,000.00	\$770.00 for the first \$100,000 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	50%
\$500,001.00 to \$1,000,000.00	\$3,010.00 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	50%
\$1,000,001.00 and over	\$5,385.00 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.	50%

¹Walk-through and type approved plans will be charged at the rate of 10% with a minimum of \$50.00 per approved plans.

Fees for Other Work: See Building Code, Section 152, Other Fees

Source: 2004 Denver Amendments, Administration, Section 152



The following are links to the Fee Schedules for plan review and permitting of land use and development in Denver.

[Zoning Permits and Development Review, Community Planning and Development](#)

[Landmark Income Tax Credit Application Fee, Community Planning and Development](#)

[Plans Review and Permit Operations Fees, Development Engineering Services, Public Works](#)

[Denver Water Board For Tap Fees: See "Rates & Surcharges", System Development](#)

[Storm & Sanitary Sewer Permits](#)

[Storm & Sanitary Sewer Fees](#)



**TABLE NO. 152.1
FEE SCHEDULE - BUILDING PERMIT FEES**

VALUATION OF WORK	PERMIT FEE	PLAN REVIEW %
\$1.00 to \$500.00	\$20.00	0%
\$501.00 to \$2,000.00	\$35.00	0%
\$2,001.00 to \$25,000.00	\$35.00 for the first \$2,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	50% ¹
\$25,001.00 to \$50,000.00	\$220.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	50% ¹
\$50,001.00 to \$100,000.00	\$420.00 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	50% ¹
\$100,001.00 to \$500,000.00	\$770.00 for the first \$100,000 plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	50% ¹
\$500,001.00 to \$1,000,000.00	\$3,010.00 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof to and including \$1,000,000.00	50% ¹
\$1,000,001.00 and over	\$5,385.00 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.	50% ¹
¹ Walk-through and type approved plans will be charged at the rate of 10%, with a minimum of \$50.00 per approved plans.		

OTHER FEES		
Building Moving	Per Each Address	\$100.00/hour
1. Inspections outside of normal business hours (minimum charge of 2 hours).		\$100.00/hour
2. Reinspection fees assessed under provisions of Section 157.7 (minimum charge 1 hour)		\$ 75.00/hour
3. Inspections required by the Agency for which no fee is specifically indicated.		\$ 50.00/hour
4. Additional plan review fee for review of modifications to approved plans		\$ 75.00/hour
² The Agency may charge the hourly cost incurred by the inspection or plan review if greater than the hourly rate above.		

152.2 Plan Review Fees. When submittal documents are required by Section 153.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be the percentage of the building permit fee as shown in Table No. 152.1. Where plans are essentially incomplete and not in accordance with Sections 153, 154 or 155 or changes are made which require additional plan review, an additional fee shall be charged at the rate shown in Table No. 152.1. The plan review fees specified in this Section are separate fees from the permit fees specified in Section 152.1 and are in addition to the permit fees

152.3 Type Approval. When construction documents have been approved for a typical structure and duplicate structures are to be constructed on the same site by the same contractor, a plan review fee shall be paid at the rate of 10% of permit fee in Table No. 152.1. See footnote 1 in Table No. 152.1.

152.4 Expiration of Plan Review. If no permit is issued within 180 days following the date of application, the application shall expire and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon a written request showing that circumstances beyond the applicant's control have prevented action from being taken. Additional extensions may be granted by the Building Official upon written request. In order to

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Table 1-A- Building Permit Fees

TABLE 1-A- BUILDING PERMIT FEES

(Fee Schedule is taken from the 1997 UBC)

TOTAL VALUATION	FEES
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

Other Inspections Fees

1. Inspections outside of normal business hours	\$47.00 per hour* (minimum charge: two hours)
2. Reinspection fees	\$47.00 per hour*
3. Inspections for which no fee is specifically indicated	\$47.00 per hour* (minimum charge: one-half hour)
4. Additional plan review required by changes, additions or revisions to plans	\$47.00 per hour*

*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Other Permit Fees

Plan Check Fee=65% of Building Permit Fee

EXEMPTION



City of Northglenn
Building Department
11701 Community Center Drive
Northglenn, Colorado 80233
Phone: 303-450-8745
Fax: 303-450-8708
Website: www.northglenn.org
E-mail: permit@northglenn.org

History of Northglenn Building Code Adoptions February 23, 1970 – January 25, 2007

International Building Code:

Ordinance 1463 – IBC 2003 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Ordinance 1357 – IBC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/4/03

Uniform Building Code:

Ordinance 1208 – UBC 1997 Edition
First Reading: 10/22/98
Public Hearing & Second Reading: 12/10/98

Ordinance 1057 – UBC 1991 Edition
First Reading: 06/25/92
Public Hearing & Second Reading: 7/23/92

Ordinance 943 – UBC 1988 Edition
First Reading: 1/12/89
Public Hearing & Second Reading: 2/23/89

Ordinance 698 – UBC 1982 Edition
First Reading: 6/2/83
Public Hearing & Second Reading: 7/7/83

Ordinance 566 – UBC 1979 Edition
First Reading: 12/6/79
Public Hearing & Second Reading: 1/17/80

Ordinance 339 – UBC 1973 Edition

First Reading: 9/9/74
Public Hearing & Second Reading: 11/11/74

Ordinance 159 – UBC 1970 Edition
First Reading: 5/31/72
Public Hearing & Second Reading: 8/14/72

Ordinance 37 – UBC 1967 Edition
First Reading: 2/23/70
Public Hearing & Second Reading: 3/23/70

International Residential Code:

Ordinance 1465 – IRC 2003 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Ordinance 1362 – IRC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/4/03

International Existing Building Code:

Ordinance 1462 – IEBC 2003 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

National Electrical Code:

Ordinance 1469 – NEC 2005 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Ordinance 1376 – NEC 2002 Edition
First Reading: 6/10/04
Public Hearing & Second Reading: 7/8/04

Ordinance 1179 – NEC 1996 Edition
First Reading: 10/9/97
Public Hearing & Second Reading: 11/13/97

Ordinance 998 – NEC 1990 Edition
First Reading: 6/14/90
Public Hearing & Second Reading: 7/26/90

Ordinance 863 – NEC 1987 Edition

First Reading: 3/26/87
Public Hearing & Second Reading: 4/23/87

Ordinance 505 – NEC 1978 Edition
First Reading: 4/6/78
Public Hearing & Second Reading: 4/20/78

Ordinance 367 – NEC 1975 Edition
First Reading: 4/17/75
Public Hearing & Second Reading: 5/15/75

Ordinance 166 – NEC 1971 Edition
First Reading: 7/24/72
Public Hearing & Second Reading: 9/11/72

Ordinance 36 – NEC 1968 Edition
First Reading: 2/23/70
Public Hearing & Second Reading: 3/23/70

International Property Maintenance Code:

Ordinance 1464 – IPMC 2003 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Uniform Code for the Abatement of Dangerous Buildings:

Ordinance 1466 – UCADB 1997 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Ordinance 1212 – UCADB 1997 Edition
First Reading: 10/22/98
Public Hearing & Second Reading: 12/10/98

Ordinance 1060 – UCADB 1991 Edition
First Reading: 6/25/92
Public Hearing & Second Reading: 7/23/92

Ordinance 947 – UCADB 1988 Edition
First Reading: 1/12/89
Public Hearing & Second Reading: 2/23/89

Ordinance 690 – UCADB 1982 Edition
First Reading: 4/21/83
Public Hearing & Second Reading: 5/19/83

Ordinance 468 – UCADB 1973 Edition
First Reading: 4/28/77
Public Hearing: 5/19/77; Second Reading: 5/26/77

International Fire Code:

Ordinance 1468 – IFC 2003 Edition
First Reading: 10/26/06
Public Hearing & Second Reading: 01/25/07

Uniform Fire Code:

Ordinance 1209 – UFC 1997 Edition
First Reading: 10/22/98
Public Hearing & Second Reading: 12/10/98

Ordinance 945 – UFC 1988 Edition
First Reading: 1/12/89
Public Hearing & Second Reading: 2/23/89

Ordinance 699 – UFC 1982 Edition
First Reading: 6/2/83
Public Hearing & Second Reading: 7/7/83

Ordinance 573 – UFC 1979 Edition
First Reading: 12/20/79
Public Hearing & Second Reading: 2/7/80

Ordinance 343 – UFC 1973 Edition
First Reading: 8/26/74
Public Hearing & Second Reading: 10/28/74

Ordinance 147 – UFC 1971 Edition
First Reading: 4/17/72
Public Hearing & Second Reading: 5/22/72

International Plumbing Code:

Ordinance 1360 – IPC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/04/03

Ordinance 1210 – IPC 1997 Edition
First Reading: 10/22/98
Public Hearing & Second Reading: 12/10/98

Uniform Plumbing Code:

Ordinance 1059 – UPC 1991 Edition
First Reading: 06/25/92
Public Hearing & Second Reading: 07/23/92

Ordinance 944 – UPC 1988 Edition
First Reading: 01/12/89
Public Hearing & Second Reading: 02/23/89

Ordinance 688 – UPC 1982 Edition
First Reading: 4/21/83
Public Hearing & Second Reading: 5/19/83

Ordinance 570 – UPC 1979 Edition
First Reading: 12/20/79
Public Hearing & Second Reading: 01/17/80

Ordinance 452 – UPC 1976 Edition
First Reading: 10/07/76
Public Hearing & Second Reading: 10/21/76

Ordinance 346 – UPC 1973 Edition
First Reading: 11/11/74
Public Hearing & Second Reading: 12/09/74

Ordinance 168 – UPC 1970 Edition
First Reading: 08/28/72
Public Hearing & Second Reading: 10/09/72

Technical Plumbing Code:

Ordinance 39 – Colorado Department of Health Technical Plumbing Code
First Reading: 2/23/70
Public Hearing & Second Reading: 03/23/70

International Mechanical Code:

Ordinance 1359 – IMC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/04/03

Uniform Mechanical Code:

Ordinance 1211 – UMC 1997 Edition
First Reading: 10/22/98
Public Hearing & Second Reading: 12/10/98

Ordinance 1058 – UMC 1991 Edition
First Reading: 6/25/92
Public Hearing & Second Reading: 7/23/92

Ordinance 689 – UMC 1982 Edition
First Reading: 4/21/83
Public Hearing & Second Reading: 5/19/83

Ordinance 567 – UMC 1979 Edition
First Reading: 12/20/79
Public Hearing & Second Reading: 1/17/80

Ordinance 338 – UMC 1973 Edition
First Reading: 10/14/74
Public Hearing & Second Reading: 11/11/74

Ordinance 160 – UMC 1970 Edition
First Reading: 6/26/72
Public Hearing & Second Reading: 8/14/72

Ordinance 38 – UMC 1967 Edition
First Reading: 2/23/70
Public Hearing & Second Reading: 3/23/70

International Fuel Gas Code:

Ordinance 1361 – IFGC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/04/03

International Energy Conservation Code:

Ordinance 1358 – IECC 2003 Edition
First Reading: 10/23/03
Public Hearing & Second Reading: 12/04/03

Colorado Energy Conservation Standards:

Ordinance 691 – 1977 Edition with Amendments
First Reading: 04/21/83
Public Hearing & Second Reading: 05/19/83

Colorado Model Energy Efficiency Construction and Renovations Standards:

Ordinance 518 – 1977 Edition
First Reading: 08/03/78
Public Hearing & Second Reading: 08/17/78