Title 15 - Buildings and Construction

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Title 15 Buildings and Construction

Chapter 15.01 Building Division Administration and General Provisions

15.01.010 Adoption.

The following Chapter was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and adopts the 2021 International Building Code, 2021 International Energy Conservation Code, and the 2021 International Existing Building Code, with amendments, all published by the International Code Council, Inc. (ICC), and providing penalties and remedies for the violation thereof.

The Resolution is the Pueblo County Building Code Resolution and is referred to in this Code as "The Resolution".

This code, adopted by The Pueblo County Building Code Resolution, shall be known and cited as the "Pueblo County Building Code," and referred to as "the Code."

15.01.020 Purpose.

The purpose of the Code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures, and equipment including but not limited to electrical, plumbing, heating, ventilation, comfort cooling, refrigeration systems; signs and sign structures;; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial buildings and structures; electrical conductors and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.01.030 Scope.

The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures, and buildings within the County of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern.

15.01.040 Exemption.

Pursuant to C.R.S. § 30-28-201(1), 12-115-107(2) and 12-155-106, except for provisions addressing electrical and plumbing matters, buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry are exempted from the Code. All provisions of the Code apply to agricultural buildings and structures unless expressly exempted from the Code.

15.01.050 Designated area.

The code apply to all unincorporated areas in Pueblo County.

15.01.060 Nonliability.

The adoption of the Resolution shall not create any duty to any person, firm, corporation, or other entity with regard to the enforcement or non-enforcement of this Code. No person, firm, corporation, or other entity shall have any private right of action, claim or civil liability remedy against the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or non-enforcement of the Resolution or the Code. Nothing in the resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act,

C.R.S. §24-10-101, or to waive any immunities or limitations on liability otherwise available to the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities.

15.01.070 Severability.

If any part, section, subsection, sentence, clause or phrase of this Resolution or the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution or the Code.

15.01.080 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, the resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.01.090 Definitions.

Department means the Pueblo County Building Division.

Board of Review means the Pueblo County Building Division Board of Review.

Building Official means the Building Official or the Building Official's authorized representative.

Lead Building Inspector means the person designated by the Building Official as the Chief Inspector for each of the major codes.

Major codes means the International Building Code as adopted with amendments by Chapter 2 of this Title, herein International Building Code; the International Residential Code as adopted with amendments by Chapter 8 of this Title; herein International Residential Code, the National Electrical Code as adopted with amendments by Chapter 6 of this Title, herein National Electrical Code; the International Plumbing Code Code as amended but the Colorado Plumbing Code adopted with amendments by Chapter 4 of this Title, herein International Plumbing Code, the International Mechanical Code as adopted with amendments by Chapter 5 of this Title, herein International Mechanical Code.

Minor or secondary codes means any other building code which is adopted by reference, directly or indirectly, in whole or in part by ordinance or by express provisions of a major code including without limitation, the Unsafe Structures Regulations, Chapter 9 of this Title, herein Unsafe Structures Regulations; and the International Energy Conservation Code.

Person means a natural person eighteen (18) years of age or older or an organization.

Organization means a corporation, trust, partnership or association, two (2) or more persons having a joint or common interest, or any other legal or commercial entity.

County means the Board of County Commissioners of the County of Pueblo, Colorado, or the County of Pueblo.

Construction work means and includes any and all work or services performed or to be performed in the building, constructing, altering, renovating, modifying, repairing, moving, wrecking, demolishing or adding additions to any building or structure.

Construction business means engaging in, undertaking or offering to undertake the performance of construction work.

Administrative authority, responsible official, Building Official, Lead Inspector, Code Enforcement Officer, or other similar term used in this Chapter or any major code or minor code shall be construed to mean the Building Official or the Building Official's authorized representative where the context so requires or the source so indicates.

Deputy, assistant, authorized representative or other similar term used in this Chapter or any major code or minor code shall be construed to mean the authorized representative of the Building Official where the context so requires.

Supporting authority, governing body, jurisdictional authority or other similar term used in this Chapter or any major code or minor code shall be construed to mean the County or the Department where the context so requires or the source so indicates.

Jurisdiction used in this Chapter or any major or minor code shall be construed to mean the County of Pueblo, Colorado.

15.01.100 Building Official.

The Building Official is hereby authorized, empowered and directed to interpret and enforce all provisions of this Chapter and each major code or minor code.

Permits issued for the construction work authorize the construction work to be performed pursuant to the requirements of this Title and do not create any right or vest any property interest in the person to whom the permit is issued (the "Permittee") or the owner of the property upon which the construction work is to be performed (the "Owner"). Upon receipt of written notice by the Department signed by the Owner, or the general contractor if the Permittee is a subcontractor, that the Permittee has been discharged from further performance of the construction work, or has abandoned the construction work, the Building Official shall cancel the permit and notify the permittee in writing by first class mail addressed to the Permittee at the Permittee's address appearing on the permit, that the permit has been cancelled.

15.01.110 Lead Building Inspector.

The Building Official shall designate a Lead Building Inspector of each major code. The Lead Building Inspector of each major code subject to the direction and authority of the Building Official is hereby authorized to interpret and enforce all provisions of the major codes for which the Lead Building Inspector is appointed Chief Inspector. The Building Official's interpretation under such code shall be final unless appealed to the Board of Review for such code. The Building Official or the Building Official's authorized representative shall be the Lead Building Inspector of the International Building Code, the International Residential Code and all minor codes and is authorized to interpret and enforce the International Building Code, the International Residential Code and all minor codes.

15.01.120 Board of Review.

The Board of Review is hereby authorized, empowered and directed to perform the duties set forth in this Title.

15.01.130 Reports and records.

The Building Official shall keep complete records of all licenses, permits, inspections, re-inspections, fees and other monies collected, and other official actions performed under this Title. The Building Official or the Building Official's duly authorized representative shall act as secretary to the Board of Review and keep an accurate and permanent record of all proceedings before the Board of Review. All records and reports of the Department shall be public records unless exempt by the Colorado Open Records Act or other Colorado State Statute.

15.01.140 Appeals and authority of the Board of Review.

(a) Any person aggrieved by any decision or order of the Building Official or the Building Official's authorized representative or any Lead Building Inspector relating to the enforcement or interpretation of this Code or any minor code or major code may appeal such decision or order to the Board of Review. Every such appeal shall be perfected within ten (10) calendar days of the date of the decision or order appealed from by filing with the Building Official in duplicate a written appeal upon a form to be provided by the Department and the payment of an appeal fee. The appeal shall state the decision or order being appealed. The Building Official shall upon receipt thereof transmit to the Board of Review the written appeal and all related Department records.

(b) A perfected appeal shall not stay any action or proceedings in connection with the decision or order appealed from, unless and until the Building Official shall certify in writing to the Board of Review that performance of the work in violation or contrary to the order or decision would not increase the hazard to the health or safety of persons or property. In that event, all actions and proceedings in connection with the decision or order shall be stayed until ordered otherwise by the Board of Review or a court of competent jurisdiction. Any work performed in violation of or contrary to the decision or order appealed from shall be removed or corrected if the Board of Review affirms such decision or order. The fact that such work continued after the issuance of

the order or decision and pending appeal shall not be considered by the Board as a mitigating or extenuating circumstance.

(c) The Board or Review shall set a time and place for a hearing on the appeal which shall not be more than thirty (30) days after perfection of the appeal. Notice of the hearing shall be given by the Building Official to the appellant by first class mail addressed to the appellant at the address set forth in the appeal. The hearing shall be open to the public, and all interested persons shall be entitled to be heard. The Board by majority vote of all of its members may sustain, modify or reverse any appealed decision or order.

(d) The Department, the appellant and any other person aggrieved by the order or decision of the Board of Review may seek review thereof within twenty-eight (28) days after entry of the Board's order or decision pursuant to Rule 106(a)(4), C.R.C.P. in the District Court in and for the County of Pueblo, Colorado. Review shall not be extended further than to determine whether the Board exceeded its jurisdiction or abused its discretion. The decision or order of the Board shall remain in full force and effect pending appeal unless stayed by order of the District Court.

(e) The Board of Review may grant a variance from the strict terms and provisions of the involved code to avoid extreme hardship, provided such variance can be granted without increasing the hazards to health or safety of persons or property and if such variance will not violate the intent and purpose of such code. Mere inconvenience to a person shall not be grounds for granting a variance.

(f) The Board of Review is authorized to determine the suitability of alternate materials, methods or installation under that code which the Board is empowered to enforce and to recommend to the Board of County Commissioners new legislation relating to such code or this Chapter.

(g) The Building Official shall enforce and execute all orders and decisions of the Board of Review.

15.01.150 Violations.

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction penalty. Each day during which such unlawful activity continues shall he deemed a separate violation subject to a continuing penalty in an amount not to exceed one hundred dollars for each day. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-110. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.01.160 Offenses; criminal penalties; other enforcement.

(a) It shall be unlawful for any person, firm or corporation to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Title.

(b) It shall be unlawful for any person, firm or corporation to refuse or fail to timely comply with any order issued by the Building Official of the Pueblo County Building Division or other designated representative pursuant to the provisions of this Title.

(c) It shall be unlawful for any person, firm or corporation to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Title.

(d) Any license or registration issued pursuant to the provisions of this Title may be suspended or revoked by the appropriate Board for any material violation of the terms of such license or registration or the applicable requirements.

(e) In the event any owner or occupant of premises within the County refuses entry to the Building Official or any inspector or if any premises are locked and the Building Official or any inspector is unable to obtain permission of the owner or occupant to enter, the County Court is authorized to issue an inspection or search warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any person, firm or corporation within the County or any licensed contractor, fails or refuses to comply with any provision of this Title, or any license issued, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said Title or license.

(g) The enforcement remedies set forth in this Section are cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, and the exercise of any one (1) or more of them does not constitute any bar or limitation to the exercise of any other.

15.01.170 Common interest community conversions.

Notwithstanding anything in this Title or in any major or secondary code adopted in this Title by reference, the conversion of any building or structure into a residential common interest community, including condominiums, cooperatives and townhomes, shall be treated as a change of occupancy. Before any temporary or regular certificate of occupancy for any newly converted common interest community unit may be issued, the Building Official shall require that the building and the converted unit be made to substantially conform to the requirements of all major and secondary codes adopted in this Title. Additionally, before a certificate of occupancy may be issued, the building and each unit shall each be inspected by the Fire Chief or by a member of the Division of Fire Prevention of the Fire Department and be determined to substantially comply with the Fire Code.

Chapter 15.02 Adoption of the International Building Code

15.02.010 International Building Code; adoption by reference.

(a) The International Building Code, 2021 edition, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, together with the following Appendices: Appendix C (Group U Agricultural Buildings); Appendix H (Signs); and Appendix I (Patio Covers), hereinafter collectively referred to as the "International Building Code" or "I.B.C.," together with the minor codes entitled "International Energy Conservation Code," 2021 Edition, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, hereinafter referred to as the "I.E.C.C.," and the International Existing Building Code 2021 Edition, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, hereinafter referred to as the "I.E.B.C.," as amended by this Chapter, are adopted by reference; provided, however, that Sections C110, entitled "Board of Appeals," and R110, entitled "Means of Appeals" of the I.E.C.C. are not adopted and are expressly deleted. In addition, Sections 112 entitled "Means of Appeals," 406 entitled "Electrical," 408 entitled "Plumbing," 808 entitled "Plumbing"," 806 entitled "Electrical," 1007 "Electrical" and 1009 entitled "Plumbing" of the I.E.B.C. are expressly deleted.

(b) Copies of the I.B.C., I.E.B.C. and I.E.C.C. are available in the office of the Pueblo County Building Division for distribution and sale to the public. The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures within the County shall be in compliance with the terms and provisions of this Chapter and the I.B.C., I.E.B.C. and the I.E.C.C.

15.02.020 Amendments, IBC and IECC.

(a) Section 103 of the I.B.C., entitled "Code Compliance Agency," is amended to read as follows:

"103 Pueblo County Building Division - Enforcement Agency. Administration and enforcement of this Code and all related and secondary codes are hereby delegated to the Pueblo County Building Division. Wherever in this Code the phrase 'building official' appears, it shall be construed to refer to the Building Official of the Pueblo County Building Division or the Building Official's designated representative. The Building Official, the Building Official's designated representatives, and such building inspectors as the Building Official may appoint, shall be vested with the authority of a law enforcement officer with respect to enforcing this Code and Title 15 of the Pueblo County Code, including the authority to issue summons and complaints for the violation thereof."

(b) Section 103.1, entitled "Creation of enforcement agency," Section 103.2, entitled "Appointment," and Section 103.3, entitled "Deputies," of the I.B.C. are hereby deleted.

(c) Subsection 105.2 of the I.B.C., entitled "Work exempt from permit," Number (9) is amended to read as follows:

"9. Prefabricated swimming pools accessory to a Group R-3 occupancy, and are installed entirely above ground."

(d) Section 105 of the I.B.C., entitled "Permits," is amended by the addition of Subsection 105.8 to read as follows:

"105.8 Issuance of permit. A building permit shall be issued only to the contractor performing the work covered by the contract between the owner and the contractor. Such permit shall be delivered only to the contractor or the contractor's authorized

representative(s). If any portion of the work is excluded from the contract, the application or permit shall state the portions so excluded. If the contractor is discharged or abandons the work, the contractor shall immediately notify the building official in writing. No further work shall be performed until a successor contractor has been selected who shall notify the building official in writing of the contractor's selection to complete the work."

(e) Subsection 107.1 of the I.B.C., entitled "General" is amended by the addition of the following paragraph:

"Construction documents will also include all plans and specifications, drawings, diagrams, calculations, computations, reports, specifications and other necessary data to complete the habitable structure, along with the necessary code study to compare and delineate the occupancy use and fire resistive type of construction within the I.B.C. Each set of plans and specifications shall bear the stamp or seal and signature of an engineer or architect licensed under Title 12 of the Colorado Revised Statutes and in accordance with Sections 12-120-216 and 12-120-417, C.R.S., respectively."

(f) Subsection 109.2 of the I.B.C., entitled "Schedule of permit fees," is amended by the addition of two (2) new subsections, 109.2.1 and 109.2.2, to read as follows:

"109.2.1 Permit fees. The fee for each permit shall be as established in the fee schedule adopted by the Pueblo County Board of County Commissioners by resolution.

109.2.2 Plan review fees. Plan review fees shall be as established in the fee schedule adopted by the Pueblo County Board of County Commissioners by resolution."

(g) Section 111 of the I.B.C., entitled "Certificate of Occupancy," is amended by the addition of a new Subsection 111.3.1, which shall read as follows:

"111.3.1 Public improvement requirements for a certificate of occupancy. Applications for building permits for buildings or structures classified in all occupancy Groups [A, B E, F, H, I, M, R-1, R-2, R-4 and S] shall be accompanied by a set of plans or a drawing which shows all existing and proposed public improvements required by the resolutions and ordinances of Pueblo County. Such plans shall be prepared by and bear the seal of an architect or engineer licensed to practice in Colorado.

Before any building permit is issued, all applications for building permits and accompanying plans or drawings shall be reviewed by the Director of Public Works to determine whether the proposed construction will require the installation or reconstruction of public improvements. For purposes of this Section, public improvements shall include but not be limited to street paving, curbs, gutters, sidewalks, curb ramps, drainage facilities and the dedication of land for such purposes. Upon request, the Director of Public Works shall provide a written statement of the public improvements that will be required as a condition to issue a building permit and a certificate of occupancy. No certificate of occupancy shall be issued for any structure or building until all public improvements required by the resolutions or ordinances of Pueblo County shall be constructed in full compliance with Pueblo County engineering regulations, design standards and construction specifications as adopted by resolution of the Pueblo County Board of County Commissioners. Acceptance of required public improvements shall be completed upon written notification signed by the Director of Public Works.

If it is determined by the Director of Public Works that any such public improvements are necessitated by the proposed construction, a condition shall be inserted in any building permit to be issued for such proposed construction which shall require the dedication of such land and improvements to the County. The applicant for such building permits, if not the owner, shall notify the owner of the requirements to dedicate to Pueblo County such public improvements. The cost of any such improvements shall be borne by the owner, and the construction shall be subject to the provisions of all applicable County ordinances, resolutions, regulations and policies.

Failure to comply with the provisions for public improvements required by this Section shall be deemed a violation of the Building Code and shall constitute grounds for applicable penalties as provided in Title 15 of the Pueblo County Code and to revoke any issued certificate of occupancy or temporary certificate of occupancy."

(h) Subsection 113.3 of the I.B.C., entitled "Qualifications" is amended to read as follows:

"113.3 Qualifications. The Board of Appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction."

(i) Subsection 114.4 of the I.B.C., entitled "Violation penalties," is amended to read as follows:

"114.4 Violation penalties. Any person, firm or corporation violating any of the provisions of this code, upon conviction thereof, shall be punished as provided in Section 15.02.050 of the Pueblo County Code. The application of any such penalty shall not be held to prevent the enforced removal of prohibited conditions."

(j) Subsection 116.1 of the I.B.C., entitled "Unsafe conditions," is amended by revising the second sentence thereof to read as follows:

"All such unsafe buildings, structures, or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in Chapter 9 of Title 15 of the Pueblo County Code [IBC section 116]

entitled 'Unsafe Structures.' As an alternative, the building official or other employee or official of the Pueblo County Building Division may institute any other appropriate action to prevent, restrain, correct or abate the violation."

(k) Subsection 116.2 of the I.B.C., entitled "Record," is deleted.

(l) Subsection 116.3 of the I.B.C., entitled "Notice," is deleted.

(m) Subsection 116.4 of the I.B.C., entitled "Method of service," is deleted.

(n) Subsection 116.5 of the I.B.C., entitled "Restoration or abatement," is deleted.

(o) Subsection 1608 of the I.B.C., entitled "Snow Loads," is amended by the addition of a new Subsection, entitled "Table 1608.3 Pueblo County Snow Loads," as follows:

"**Table 1608.3**
Pueblo County Snow Loads

Elevation (asl)	Ground Snow Load (PSF)
5,300	20
5,550	23
5,800	25
6,050	27
6,300	30
6,550	33
6,800	35
7,050	38
7,300	40
7,550	41
7,800	43

Elevation (asl)	Ground Snow Load (PSF)
8,050	44
8,300	45
8,550	46
8,800	48
9,050	49
9,300	50
9,550	51
9,800	52
10,050	54
10,300	55
10,550	56
10,800	58
11,050	59
11,300	60

(p) Subsection 1809.5 of the I.B.C., entitled "Frost protection," Number (1) is amended to read as follows:

"1. Extending below the frost line of twenty-six (26) inches."

(q) Subsection 3001.3, entitled "Referenced standards," of the I.B.C. is amended to read as follows:

"3001.3 Referenced standards. The construction, alteration, repair, service and maintenance of elevators and conveying systems and their components shall comply with the statutory requirements contained in Article 5.5 of Title 9, C.R.S. ("Elevator and Escalator Certification

Act"). The administrator, as required by the Elevator and Escalator Certification Act, has promulgated rules which, among other things, adopt the following standards: (1) ASME A17.1, A17.3 and A18.1; and (2) ASCE 21-13 In addition, the administrator has adopted ASME A17.2 as a guide for inspections. The administrative rule adopting these standards is published in 7 C.C.R. 1101-8 at Section 2-2, as amended, and the rule adopting ASME A17.2 is published in 7 C.C.R. 1101-8 at Section 2-3-1-1, as amended."

(r) Section 3103 of the I.B.C., entitled "Temporary Structures," is amended by the addition of a new Subsection 3103.5, to read as follows:

"3103.5 Temporary office units. Temporary office units ('units') may be used while permanent office facilities are being constructed, provided that the following conditions are met:

"1. Units must be I.B.C.-approved or inspected and approved by an ICC certified inspector.

"2. All required building permits for the units must be issued, and all applicable regulations and ordinances then in effect be complied with.

"3. The units must be removed within 15 days after the permanent office facilities have been substantially completed."

(s) Section 3303 of the I.B.C., entitled "Demolition," is amended by the addition of two (2) new Subsections, 3303.8 and 3303.9, to read as follows:

"3303.8 Utility removal. Unless new construction upon the site of the demolished building is contemplated within ninety (90) days after the completion of wrecking operations, the person wrecking the same shall remove all underground utilities to the property line, except the water service line which shall be removed to the main. The contractor shall provide the Pueblo County Building Division with proof that all utilities have been secured in accordance with the requirements of the responsible utility companies.

"3303.9 Final grade after demolition. After completing the demolition work, all trash, debris, and construction materials shall be removed from the site. Excavations shall not be backfilled with debris or construction materials, but, when approved by the building official, existing structurally sound walls below grade and basement slabs may be left in place. When basement slabs are to be left in place, they shall be broken up or drilled in such manner as to allow proper drainage after they are backfilled. All holes, excavations, basements, cellars, and similar excavations shall be filled with granular materials thoroughly wetted and compacted, and the site left in a clean and graded condition."

(t) Appendix H, Subsection H101.2 of the I.B.C., entitled "Signs Exempt From Permits," Number (1) is amended to read as follows:

"(1) Signs painted on the surface of a building."

(u) Appendix H, Subsection H101.2 of the I.B.C., entitled "Signs Exempt From Permits," is amended by the addition of Exemptions (6) and (7), to read as follows:

"(6) Signs lower than six (6) feet above grade.

"(7) Paper, synthetic or other cloth-type nonrigid banners which have thirty (30) square feet or fewer, located on private property and remain no more than sixty (60) days."

(v) Section H103 of Appendix H of the I.B.C., entitled "Location," is amended by the addition of new subsections H103.2, H103.2.1 and H103.2.2, entitled "Placement or Projection Over Public Property Prohibited."

"H103.2 Placement or Projection Over Public Property Prohibited. Unless authorized by revocable permit issued by the Pueblo County Department of Public Works and notwithstanding any other provision of this code to the contrary, after the effective date of the ordinance adopting this section, no sign permit shall be granted for, nor shall any sign be placed upon or project over, any public street or alley. Unless authorized by revocable permit, signs shall not be erected upon structures located within the public right-of-way. In the event any sign exists contrary to this provision on the date of enactment of this provision, it shall be deemed a nonconforming structure which shall be either removed or made to comply with Subsections H103.2.1 and H103.2.2.

"H103.2.1. Signs or sign structures shall not project into a public alley below a height of 14 feet above grade, nor project more than 12 inches when the sign structure is located 14 feet to 16 feet above grade. The sign or sign structure may project not more than 36 inches into a public alley when the sign or sign structure is located more than 16 feet above grade.

"H103.2.2. Signs shall not project within 2 feet of the curb line of any street or road."

(w) Subsection H110.1 of Appendix H of the I.B.C., entitled "General," is amended by deleting the last sentence of the first paragraph and by adding a second paragraph, to read as follows:

"H110.1 General. Roof signs shall be constructed entirely of metal or other approved noncombustible material except as provided for in Sections H106.1.1 and H107.1. Provisions shall be made for electric grounding of metallic parts [per the National Electric Code (NFPA 70)]. Where combustible materials are permitted in letters or other ornamental features, wiring and tubing shall be kept free and insulated therefrom. Roof signs shall be so constructed as to leave a clear space of not less than 6 feet (1,829 mm) between the roof level and the lowest part of the sign and shall have at least 5 feet (1,524 mm) of clearance between the vertical supports thereof.

"Exception: Signs on flat roofs with every part of the roof accessible.

"Roof signs may project over public property only if authorized by revocable permit issued by the Pueblo Department of Public Works. Roof signs may project beyond a legal setback line if complying with the requirements specified in Section H103”

(w-2) IECC Table C402.1.3, entitled "Opaque Thermal Envelope Insulation Component Minimum Requirements, R-Value Method" is amended to read as follows:

	5 AND MARINE 4	**5 AND MARINE 4**
	All Other	**Group R**
Insulation entirely above roof deck	R-30ci	R-30ci
Metal buildings	R-19 + R-11 LS	R-19 + R-11 LS
Attic and other	R-38	R-49
	Walls, above grade	Walls, above grade
Mass	R-11.4ci	R-13.3ci
Metal building	R-13 + 13ci	R-13 + R-13ci
Metal framed	R-13 + R7.5ci	R-13 + R-7.5ci
Wood framed and other	R-13 + R-3.8ci or R20	R-13 + R-7.5ci or R-20 + R-3.8ci
	Walls, below grade	Walls, below grade
Below-grade wall	R-7.5ci	R-7.5ci
	Floors	Floors
Mass	R-10ci	R-12ci
Joist/framing	R-30	R-30
	Slab-on-grade floors	Slab-on-grade floors
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs	R-15 for 36" below + R-5 full slab	R-15 for 36" below + R-5 full slab

(x) IECC Table C402.4 entitled "Building Envelope Fenestration Maximum U-Factor and SHGC Requirements", is amended to read as follows:

CLIMATE ZONE	**5 AND MARINE 4**
Vertical fenestration	**Vertical fenestration**
U-factor	**U-factor**
Fixed fenestration	.38
Operable Fenestration	0.45
Entrance doors	.77

(y) Table R402.1.2, entitled "Maximum Assembly U-Factors and Fenestration Requirements" of the IECC is amended to read as follows:

Climate Zone	**Fenestration U-Factor f**	**Skylight U-Factor**	**Glazed Fenestration SHGC d**	**Ceiling U-Factor**	**Wood Frame Wall U-Factor**	**Mass Wall U-Factor b**	**Floor U-Factor**	**Base-ment Wall U-Factor**	**Crawl Space Wall U-Factor**
5 And Marine 4	0.32	0.55	0.40	0.026	0.06	0.082	0.033	0.050	0.055

Footnotes:

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. Mass wall shall be in accordance with Section 402.2.5 where more than half of the insulation is on the interior, the mass wall U-factors shall not exceed 0.065 in Climate Zone 5 and Marine 4.

c. The SHCG column applies to all glazed fenestration.

d. A maximum U-factor of 0.32 shall apply in Climate Zone 5-8 to vertical fenestration products installed in buildings located above 4,000 feet in elevation above sea level.

(z) Table R402.1.3, entitled "Insulation Minimum R-Values and Fenestration Requirements by Components" of the IECC is amended to read as follows:

Climate Zone	Fenestration U-Factor b, i	Skylight U-Factor b	Glazed Fenestration SHGC b	Ceiling U-Factor	Wood Frame Wall U-Factor g	Mass Wall U-Factor h	Floor U-Factor	Basement c,g Wall R-Value c,g	Slabd R-Value &Amp; Depth d	Crawl Space Wall U-Factor c,g
5 And Marine 4	0.32 i	0.55	0.40	49	20 h or 13 + 5ci h	13/17	30	15ci or 19 or 13 & 5ci	2f	15ci or 19 or 13 & 5ci

Footnotes:

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. The fenestration U-factor columns excludes skylights. The SHGC applies to all glazed fenestration.

c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.

d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

g. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13&5" means R-13 cavity insulation plus R-5 continuous insulation.

h. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half (0.5) of the insulation is on the interior of the mass wall.

i. A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located above four thousand feet (4,000 ft) in elevation.

(aa) Section R404.1, entitled "Lighting equipment", of the IECC is amended to read as follows:

R404.1 Lighting equipment. Not less than ninety percent (90%) of all permanently installed fixtures, excluding kitchen appliance lighting fixtures, shall contain high-efficiency lighting sources.

15.02.030 Responsibility for damages; liability of County.

The provisions of this Chapter and the I.B.C. shall neither release nor discharge any person from any liability imposed by law for any injury to persons or damage to property caused by or resulting from the performance or failure to perform work or furnishing materials covered by this Chapter. Neither the County, the County Building Division, nor any of its agents or employees will be held liable for any injury to persons or damage to property by reason of an inspection or failure to perform any inspection authorized or required by this Chapter or the I.B.C. or arising from the issuance or failure to issue any certificate of occupancy as herein provided.

15.02.040 Interpretation.

Whenever in the International Building Code as adopted by Code as amended by this Chapter or in any secondary code adopted thereunder or by this Code in the adoption of such International Building Code, it is provided that anything must be done to the approval of or subject to the direction of the Building Official or any other officer of the Pueblo County Building Division, this shall be construed to give such official only the discretion of determining whether the requirements and standards established by the International Building Code and all secondary codes adopted thereunder or by this Title in the adoption of such International Building Code have been complied with; and no such provision shall be construed as giving any official discretionary powers as to what such regulations or standards shall be, or power to require conditions not prescribed by such code or codes or to enforce the provisions of such code or codes in an arbitrary or discriminatory manner.

15.02.050 Offenses; criminal penalties; permit revocation; and other enforcement provisions.

(a) It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter or of the International Building Code.

(b) It shall be unlawful for any person to refuse or fail to timely comply with any order issued by the Building Official, the Director of Pueblo County Department of Planning & Development or other designated building inspector pursuant to the provisions of this Chapter or the International Building Code.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter or the International Building Code.

(d) Any permit issued pursuant to the provisions of this Chapter or the International Building Code may be suspended, terminated or revoked by the Building Official for:

(1) Any of the reasons stated in Subsection 105.6 of the International Building Code; or

(2) Any material violation of the terms of said permit or requirements applicable thereof.

(e) In the event any owner or occupant of premises within the County shall refuse entry to the Building Official or any building inspector, or if any premises are locked and the Building Official or any building inspector has been unable to obtain permission of the owner or occupant to enter, the County Court is authorized to issue a search or inspection warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any owner or occupant of premises within the County, any licensed contractor or any permittee shall fail or refuse to comply with any provision of this Chapter, the I.B.C. or any license or permit issued thereunder, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said Chapter, I.B.C., license or permit.

(g) The enforcement remedies in this Section are expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) or more of them constitute any bar or limitation to the exercise of any other.

15.02.060 Protection of the public during construction or demolition.

To fully implement Section 3303 of the International Building Code, the following additional requirements shall be applicable to all construction or demolition activities adjacent to a public way or which require or involve any temporary occupancy of public property for fences, walkways or other protective devices:

(1) Prior to issuance of any building or demolition permit under the International Building Code, the applicant shall submit complete plans and specifications for the work, together with a routing form provided by the Building Official, to the Director of Public Works and Traffic Engineer for review. The Director and Traffic Engineer shall thereupon make a preliminary determination whether Section 3303 of the International Building Code will require protection of pedestrians or any temporary use or closure of streets, alleys or sidewalks, and shall notify the applicant and Building Official of such determination, which shall also be recorded upon the routing form. Thereafter, the Building Official shall condition the issuance of any permit upon compliance with the requirements of Section 3303 of the International Building Code and this Section.

(2) In the event that Section 3303 of the International Building Code or the terms of any building or demolition permit issued under the International Building Code at any time require the erection of any temporary walkway, fence or other protective device upon any street, alley, sidewalk or other public way, the permittee shall not erect same until a separate permit therefor shall have been first applied for and obtained from the Director of Public Works in the same manner and with the same requirements applicable thereto, as applies for street or sidewalk excavations.

(3) In the event that Section 3303 of the International Building Code, the terms of any building or demolition permit, or public safety, as determined by the Traffic Engineer, requires the temporary closure of any street, alley or sidewalk, or any portion thereof, the permittee shall first make application therefor to the Traffic Engineer and shall comply with all requirements for barricades, flagging, warning devices and detour signage reasonably required by the Traffic Engineer pursuant to Title 10 of this Code and the Model Traffic Code adopted therein.

(4) Nothing in Subsection (1) above shall operate, nor shall it be construed to bar, estop or otherwise limit or restrict the authority of the Director, the Traffic Engineer or the Building Official to require, at any time, walkways or other protective measures to be provided in connection with any construction or demolition, notwithstanding that the same were not made a condition of any permit at the time of permit issuance.

(5) It shall be unlawful for any person to place or store any materials or equipment used in or required for construction or demolition work, or to erect any walkway, barricades, canopy, railing or fence upon any public property without having first obtained a permit in writing from the Director of Public Works.

(6) No building permit shall be issued by the Building Official until there shall have been obtained such permit from the Director of Public Works.

15.02.070 Unlawful to perform work which endangers persons or property.

It shall be unlawful for any person to perform any work on any building or structure in such manner as to endanger persons and property on the street or public property.

Chapter 15.03 - Building Permits

15.03.010 Mudslide hazards to be determined prior to issuance.

A. The Pueblo County Zoning Administrator shall require the issuance of a permit for any excavation, grading, fill or construction in the community; and

B. The Pueblo County Zoning Administrator shall require review of each permit application to determine whether the proposed site and improvements will be reasonably safe from mudslides. If a proposed site and improvements are in a location that may have mudslide hazards, a further review must be made by persons qualified in geology and soils engineering; and the proposed

new construction, substantial improvement, or grading must: (1) be adequately protected against mudslide damage; and (2) not aggravate the existing hazard. (§§ 1 and 2 of Res. dated 3/4/74)

15.03.020 Flood hazards to be determined prior to issuance.

A. The Zoning and Building Administrator shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a location that has a flood hazard, any proposed new construction or substantial improvement (including prefab-ricated and mobilehomes) must: (1) be designed (or modified) and anchored to prevent flotation, collapse or lateral movement of the structure; (2) use construction materials and utility equipment that are resistant to flood damage; and (3) use construction methods and practices that will minimize flood damage; and

B. The Zoning and Building Administrator shall review subdivision proposals and other proposed new developments to assure that: (1) all such proposals are consistent with the need to minimize flood damage; (2) all public utilities and facilities, such as sewer, gas, electrical and water systems are located, elevated and constructed to minimize or eliminate flood damage; and (3) adequate drainage is provided so as to reduce exposure to flood hazards; and

C. The Pueblo Department of Public Health and Environment shall require new or replacement water supply systems and/or sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding. (§§ 1--3 of Res. dated 4/25/74)

15.03.030 Owner obtained permits.

The record owner of a single-family dwelling or manufactured home, including the usual accessory buildings and quarters used exclusively for living purposes, may perform construction work on such dwelling or manufactured home without a license provided the dwelling or manufactured home upon which the work is to be performed will be occupied by the owner as the owner's principal place of residence, and a permit is issued by the Department for such work. No building permit shall be issued to an owner to construct a new single-family dwelling or manufactured home more often than once every thirty-six (36) months after the date of the Certificate of Occupancy.

15.03.040 Manufactured structures.

(a) Permits Required. The installation of factory-built structures shall comply with all applicable zoning laws and regulations and all provisions of the Building Code, except that plans for the Manufactured Housing Units are not required when either of the following items are provided to the Department.

(1) A data compliance sheet for HUD-approved manufactured housing units.

(2) A copy of the Colorado approved label (seal) with the legible factory-built certification number.

(b) Seal. A Colorado Division of Housing approval label (seal) must be permanently affixed to each factory-built structure.

(c) Inspection and Notice. The National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USCA, Section 5401 to 5426 and the Colorado Housing Act of 1980 as amended, Title 24, Article 32, Part 7, C.R.S. preempt the Building Code in relation to manufactured structures and therefore the Department does not inspect them. However, the Department shall inspect the foundation, installation of utilities and the installation of the factory-built structures to the foundation.

(b) The following notices shall be given to all persons applying for any permit relating to manufactured homes and factory-built structures from any agency of the County:

"In accordance with Federal and Colorado law, this manufactured structure has not been inspected by the Pueblo County Building Division and may or may not meet requirements of the Pueblo County Building Codes.

"It shall be the obligation of the permit applicant to forward this notice to the owner of the manufactured home or factory-built structure."

(c) The notice set forth in Paragraph (b) above shall be permanently installed in a visible location by the permit applicant adjacent to the data plate required by the Federal Act or in the furnace closet on manufactured structures.

Chapter 15.04 - Plumbing Code Adopted

15.04.010 Adoption of the Plumbing Code.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201hereby adopts the 2021 International Plumbing Code as amended by the 2023 Colorado Plumbing Code established by the Colorado State Plumbing Board and this code and the, 2021 International Residential Code, and 2021 International Swimming Pool and Spa Code, all published by the International Code Council, Inc. (ICC), and the 2013 NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances published by the National Fire Protection Association with amendments and providing penalties and remedies for the violation thereof.

15.04.020 Short title.

The Resolution and codes adopted in this chapter shall be known, and cited as the "Pueblo County Plumbing Code," and are referred to in this chapter as "the Code."

15.04.030 Purpose.

The purpose of the Code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures and equipment including but not limited to electrical, plumbing, heating, ventilation, comfort cooling, refrigeration systems; signs and sign structures; elevators, dumbwaiters and escalators; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial buildings and structures; electrical conductors, and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.04.040 Scope.

The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures, and buildings within the County of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where, in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern. (Res. 24-122 § 4)

15.04.050 Exemption

The State Plumbing Board adopted the 2023 Colorado Plumbing Code without exempting agricultural buildings and structures. Pursuant to C.R.S. §12-155-106, a county may only adopt and enforce standards more stringent than the minimum standards adopted by the State Plumbing Board. Therefore, the Code applies to buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry without regard to C.R.S. §30-28-201(1).

15.04.060 Designated area.

The Code shall apply to all unincorporated areas in Pueblo County.

15.04.070 Nonliability.

The adoption of this resolution shall not create any duty to any person, firm, corporation, or other entity with regard to the enforcement or nonenforcement of this Resolution or the Code. No person, firm, corporation, or other entity shall have any private right of action, claim or civil liability remedy against the County of Pueblo, , or their commissions, boards of review, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or nonenforcement of this resolution or the Code. Nothing in this resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. § 24-10-101, or to waive any immunities or limitations on liability otherwise

available to the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities.

15.04.080 Severability.

If any part, section, subsection, sentence, clause or phrase of this resolution or the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the Code.

15.04.090 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building or plumbing code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.04.100 Violations.

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction penalty. Each day that the unlawful activity continues shall be deemed a separate violation subject to a continuing penalty in an amount not to exceed one hundred dollars for each day. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-210. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.04.110 Colorado Plumbing Code; adoption by reference.

The Colorado Plumbing Code, established by the Colorado State Plumbing Board, 1560 Broadway, suite 1350, Denver, Colorado 80202, effective 4/14/2023 and as amended 12/15/2023 and published at 3 CCR 720-1, which includes portions of the 2021 Edition of the International Plumbing Code, published by the International Code Council, Inc. (March 2020), 4051 West Flossmoor Road, Country Club Hills, IL 60478, referred to as the "International Plumbing Code" or "I.P.C." and the 2021 Edition of the International Residential Code, published by the International Code Council, Inc.(January 2021), 4051 West Flossmoor Road, Country Club Hills, IL 60478, all as adopted by the Colorado State Plumbing Board, together with the minor codes entitled, "International Swimming Pool and Spa Code," 2021 Edition, published by the International Code Council, Inc. (2020), 4051 West Flossmoor Road., Country Club Hills, IL 60478 (I.S.P.S.C.) and NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2013 Edition, published by the National Fire Protection Association (May 2012), One Batterymarch Park, P.O. Box 9101, Quincy, Massachusetts 02169-7471 (N.F.P.A.),

are hereby adopted and enacted by reference, and made a part hereof as if set forth in full; provided, however, that the following portions of the Colorado Plumbing Code are not adopted and are expressly deleted:

(a) Sections 1.2 D. 6. Fee Establishment and 7. Information Only Sections.

(b) Sections 1.2 E. 1. b. IPC Section 106.5 Permit issuance, p. IPC Section 312.9 Shower liner test, y. IPC Section 504.6.1 Collection of Relief Valve Discharge Exceptions 1 and 2, and aa. IPC Section 504.7 Required pan.

(c) Section 1.2 E. 2. a. IRC Section 105.1 Required, j. IRC Section P2503.6 Shower liner test, t. IRC Section P2801.6 Required pan, u. IRC Section 2803.6.2 Collection of Relief Valve Discharge Exceptions 1 and 2, and uu. IRC Section P3008.1 Where required (backwater valves).

(d) In addition, Chapters 1 Scope and Administration, 4 Public Swimming Pools, 5 Public Spas and Public Exercise Spas, 6 Aquatic Recreation Facilities, 7 On ground Storable Residential Swimming Pools, and 9 Permanent Residential Spas and Permanent Residential Exercise Spas of the I.S.P.S.C. are not adopted and are expressly deleted.

Copies of these codes are available in the office of the Pueblo County Building Division for distribution and sale to the public. All plumbing and drainage pipes, equipment and systems or parts thereof within the County shall be regulated by and installed, constructed, altered and repaired in conformance with the terms and provisions of this Chapter and the Colorado Plumbing Code as adopted herein.

15.04.120 Amendments to Colorado plumbing code, section 1.2 e.1.to add following:

(a) Section 103.1 Creation of Agency of the I.P.C. is amended and adopted to read as follows:

> 103.1 Pueblo County Building Division-Enforcement Agency: Administration and enforcement of this code and all related and secondary codes are hereby delegated to the Pueblo County Building Division. Wherever in this code the phrase "Building Official" appears, it shall be construed to refer to the Building Official of the Pueblo County Building Division or the Building Official's designated representative. The Building Official, the Building Official's designated representatives, and such Lead Building inspectors as the Building Official may appoint, shall be vested with the authority of a law enforcement officer with respect to enforcing this code and Title 15 of the Pueblo County Code including the authority to issue summons and complaints for the violation thereof.

(b) Section 202 General Definitions of the I.P.C. is amended to revise the definition of plumbing system to provide as follows:

> PLUMBING SYSTEM. A system that includes the water distribution pipes; plumbing fixtures and traps; water-treating or water-using equipment; soil, waste and vent pipes;

and building drains; in addition to their respective connections, devices and appurtenances within a structure or premises; and the water service, building sewer and building storm sewer serving such structure or premises. This includes all portions of private water mains, sewer mains, storm sewer and fire mains.

(c) Section 305.4 Freezing of the I.P.C. is amended to read as follows:

305.4 Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than forty-eight (48) inches below grade.

(d) Section 305.4.1 Sewer depth of the I.P.C. is amended to read as follows:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be installed not less than twelve (12) inches below finished grade at the point of septic tank connection. Building sewers shall be inspected within 5’ inward to the building and installed not less than twelve (12) inches below grade.

(e) Section 306.3 Backfilling of the I.P.C. is amended to add a subsection as follows:

306.3.1 Time to Backfill. Backfilling shall be completed within seventy-two (72) hours after approved inspection.

(f) Table 403.1 of the I.P.C. is amended to add Footnote g as follows:

Mop sinks, floor sinks, or service utility sinks shall not be installed in restrooms.

(g) Subsection 405.3.1 of the I.P.C., entitled "Water closets, urinals, lavatories and bidets," is amended by the addition of a paragraph to read as follows:

Where more than one (1) water closet or water closets and urinals are installed in a room, they shall be separated by an approved partition wall. Urinals set next to each other or another fixture shall have an approved splash guard.

15.04.130 Amendments to minor codes.

(a) Section 3.2.2 Authority Having Jurisdiction of the N.F.P.A., is amended to read as follows:

3.2.2 Authority Having Jurisdiction. This phrase shall mean administration and enforcement of this code and all related codes are delegated to the Pueblo County Building Division.

15.04.040 Interpretation of the Colorado Plumbing Code.

Wherever in the Colorado Plumbing Code it is provided that anything must be done to the approval of or subject to the direction of the authority having jurisdiction, this shall be construed to give such officer only the discretion to determine whether the rules and standards established by the Colorado Plumbing Code have been complied with; and no such provision shall be construed as giving any officer discretionary powers as to what such regulations or standards shall be, or power to require conditions not prescribed by the Colorado Plumbing Code or to enforce the provisions of the Colorado Plumbing Code in an arbitrary or discriminatory manner.

15.04.150 Domestic appliances.

All connections made to a water supply system for the purpose of installing, altering or repairing water service pipes, domestic appliances, water heating appliances and water conditioning appliances as herein defined shall be made in conformance with all other provisions of this Code.

In all cases where a permit shall have been obtained for another purpose directly connected with the installation, alteration or repair of such appliance, it shall not be required that a separate permit be obtained under the provisions of this Chapter; provided; however, that in any case wherein a permit is not required for other purposes in the installation, alteration or repair of such appliance, a permit for such installation, alteration or repair shall be obtained under the provisions of this Chapter.

15.04.160 Plumbing utility contractor.

It shall be unlawful for any person not registered as a plumbing contractor to engage in the business of a plumbing utility contractor without first being licensed by Pueblo County Board of Review. A plumbing utility contractor includes any person who engages in the business of installing one (1) or more of the following: water service lines, building sewers, private fire mains and similar installations. A person may be licensed to install one (1) or more of such items, but in no event shall such license authorize the licensee to install waste, drain or venting piping. A person licensed as a plumbing contractor or master plumber by the State may be licensed as a plumbing utility contractor to install water service lines and/or building sewers without examination.

15.04.170 Offenses; criminal penalties; permit revocation; other enforcement.

(a) It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter or of the Colorado Plumbing Code.

(b) It shall be unlawful for any person to refuse or fail to timely comply with an order issued by the Building Official or other designated inspector pursuant to the provisions of this Chapter or the Colorado Plumbing Code.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter or the Colorado Plumbing Code.

(d) Any permit issued pursuant to the provisions of this Chapter or the Colorado Plumbing Code may be suspended, terminated or revoked by the Building Official for any of the reasons stated in Section 106.5.5 of the International Plumbing Code, or (2) any material violation of the terms of said permit or requirements applicable thereto.

(e) In the event any owner or occupant of premises within the County shall refuse entry to the Building Official or any plumbing inspector, or if any premises are locked and the Building Official or any inspector has been unable to obtain permission of the owner or occupant to enter, the Pueblo County Court is authorized to issue a search or inspection warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules of Procedure.

(f) In the event any owner or occupant of premises within the County, or any licensed contractor or any permittee, shall fail or refuse to comply with any provision of this Chapter, the Colorado Plumbing Code or any license or permit issued thereunder, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with this Chapter or the Colorado Plumbing Code, license or permit.

(g) The enforcement remedies in this Section are expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) or more of them constitute any bar or limitation to the exercise of any other.

Chapter 15.05 - Mechanical Code Adopted

15.05.010 Adoption of the 2021 International Mechanical Code.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts the 2021 International Mechanical Code and the 2021 International Fuel Gas Code, both published by the International Code Council, Inc., and providing penalties and remedies for the violation thereof.

15.05.020 Short title.

The ordinance and code adopted in this Resolution shall be part of and cited as the "Pueblo County Mechanical Code," and are referred to in this Resolution as "the Code."

15.05.030 Purpose.

The purpose of the code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures and equipment including but not limited to electrical, plumbing, heating, ventilation, comfort cooling, refrigeration systems; signs and sign

structures; elevators, dumbwaiters and escalators; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial buildings and structures; electrical conductors and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.05.040 Scope.

The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures and buildings within the County of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern.

15.05.050 Exemption.

Pursuant to C.R.S. § 30-28-201(1), 12-115-107(2) and 12-155-106, except for provisions addressing electrical and plumbing matters, buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry are exempted from the Code. All provisions of the Code apply to agricultural buildings and structures unless expressly exempted from the Code.

15.05.060 Designated area.

The Code shall apply to all unincorporated areas in Pueblo County.

15.05.070 Nonliability.

The adoption of the Resolution shall not create any duty to any person, firm, corporation or other entity with regard to the enforcement or nonenforcement of said Resolution or the Code. No person, firm, corporation or other entity shall have any private right of action, claim or civil liability remedy against the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or nonenforcement of said resolution or the Code. Nothing in said Resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. § 24-10-101, or to waive any immunities or limitations on liability otherwise available to the County of Pueblo or their commissions, boards of review, or officers, employees or agents of such bodies or entities.

15.05.080 Severability.

If any part, section, subsection, sentence, clause or phrase of this resolution of the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the Code.

15.05.090 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building or plumbing code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.05.100 Violations.

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction. Each day after issuance of the county court order during which such unlawful activity continues shall he deemed a separate violation. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-110. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.05.110 International Mechanical Code; adoption by reference.

(a) The International Mechanical Code, 2021 Edition, including all appendices, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, hereinafter referred to as the "International Mechanical Code" or "I.M.C.," as amended by this Chapter, together with the minor code, entitled "International Fuel Gas Code," 2021 Edition, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, hereinafter referred to as the "I.F.G.C.," are collectively adopted by reference; provided, however, that the following sections of the I.M.C. and I.F.G.C. are not adopted and are expressly deleted: I.M.C. Section 103.2, entitled "Appointment," Section 103.3, entitled "Deputies," Section 115, entitled "Violations," and Section 114, entitled "Means of Appeal," and I.F.G.C. Section 115, entitled "Violations," Section 113, entitled "Means of Appeal." And Section 114, entitled "Boards of Appeals".

(b) Copies of these codes are available in the office of the Pueblo County Building Division. The regulation, design, control, construction, installation, quality of materials, location, operation, alteration, repair and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances or parts thereof within the

County shall be in compliance with the terms and provisions of this Chapter and the International Mechanical Code, 2021 Edition, except as same may be excluded from and specifically not covered by this Chapter and said International Mechanical Code.

15.05.120 Amendments.

(a) Section 104.1 of the I.M.C., entitled "General," is amended to read as follows:

> "104.1 Pueblo County Building Division - Enforcement Agency. Administration and enforcement of this Code and all related and secondary codes are hereby delegated to the Pueblo County Building Division. Wherever in this Code the phrase 'code official' appears, it shall be construed to refer to the Director or the Building Official of the Pueblo County Building Division or the Building Official's designated representative. The code official, the code official's designated representatives, and such mechanical inspectors as the code official may appoint, shall be vested with the authority of a law enforcement officer with respect to enforcing this Code and Title 15 of the Pueblo County Code, including the authority to issue summons and complaints for the violation thereof."

(b) Section 109.2 of the I.M.C., entitled "Schedule of permit fees," is amended to read as follows:

> "Section 109.2 Fee schedule. Fees shall be as set forth in the fee schedule adopted by the County."

15.05.130 Offenses; criminal penalties; permit revocation; other enforcement.

(a) It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter or the International Mechanical Code.

(b) It shall be unlawful for any person to refuse or fail to timely comply with any order issued by the Director or Building Official of the Pueblo County Building Division or other designated mechanical inspector pursuant to the provision of this Chapter or the International Mechanical Code.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter or the International Mechanical Code.

(d) Any permit issued pursuant to the provisions of this Chapter or the International Mechanical Code may be suspended, terminated or revoked by the Code Official for:

> (1) any of the reasons stated in subsection 106.4.5 of the International Mechanical Code' or

(2) any material violation of the terms of said permit or requirements applicable thereto.

(e) In the event any owner or occupant of premises within the County shall refuse entry to the Code Official or any building inspector, or if any premises are locked and the Code Official or any building inspector has been unable to obtain permission of the owner or occupant to enter, the Pueblo County Court is authorized to issue a search or inspection warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any owner or occupant of premises within the County, or any licensed contractor, or any permittee, shall fail or refuse to comply with any provision of this Chapter, the I.M.C. or any license or permit issued thereunder, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said chapter, I.M.C., license or permit.

(g) The enforcement remedies set forth in this Section are expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) or more of them constitute any bar or limitation to the exercise of any other.

Chapter 15.06 - Electrical Code Adopted

15.06.010 Adoption of the 2023 National Electrical Code.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts the 2023 National Electrical Code published by the National Fire Protection Association, One Batterymarch Park, Quincy Massachusetts 02169-7471, with amendment and the 2003 International Code Council Electrical Code Administrative Provisions published by the International Code Council, Inc.. 4051 Flossmoor Road, County Club Hills, Il 60478-5795, with amendments and providing penalties and remedies for the violation thereof.

15.06.020 Short title.

Title. The ordinance and code adopted in this resolution shall be a part of and cited as the "Pueblo County Electrical Code," and are referred to in this resolution as "the Code." (Res. 24-121 § 2)

15.06.030 Purpose.

Purpose. The purpose of the Code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures, and equipment including, but not limited to electrical, plumbing, heating, ventilation comfort cooling, refrigeration systems; signs and sign structures; elevators, dumbwaiters and escalators; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial

buildings and structures; electrical conductors and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.06.040 Scope.

Scope. The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures, and buildings within the County of Pueblo, except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where, in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern.

15.06.050 Exemption.

The State Electrical Board adopted the National Electrical Code, 2023 edition without exempting agricultural buildings and structures. Pursuant to §12-115-107(2), a county may only adopt and enforce standards more stringent than the minimum standards adopted by the State Electrical Board. Therefore, the Code applies to buildings and structures used for the sole purpose of providing shelter to agricultural implements, farm products, livestock, or poultry, without regard to §30-28-201(1).

15.06.060 Designated area.

Designated Area. The Code shall apply to all unincorporated areas in Pueblo County.

15.06.070 Nonliability.

Nonliability. The adoption of this resolution shall not create any duty to any person, firm, corporation, or other entity with regard to the enforcement or non-enforcement of this resolution or the Code. No person, firm, corporation, or other entity shall have any private right of action, claim, or civil liability remedy against the County of Pueblo or their commissions, boards of review, or officers, employees, or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or non-enforcement of this resolution or the Code. Nothing in this resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. § 24-10-101, or to waive any immunities or limitations on liability otherwise available to the County of Pueblo or their commissions, boards of review, or officers, employees, or agents of such bodies or entities.

15.06.080 Severability.

Severability. If any part, section, subsection, sentence, clause, or phrase of this resolution or the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the Code.

15.06.090 Repeal.

Repeal. All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building or plumbing code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.06.100 Violations.

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction. Each day after issuance of the county court order during which such unlawful activity continues shall he deemed a separate violation subject to a continuing. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-210. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.06.110 National Electrical Code and International Code Council Electrical Code Administrative Provisions; adoption by reference.

The National Electrical Code, 2023 Edition (September 1, 2022), promulgated and published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02169-7471, referred to as the "N.E.C.," is adopted in its entirety, including Informative Annexes A through G inclusive and Informative Annex I, but excluding Informative Annexes H and J, together with the International Code Council Electrical Code Administrative Provisions, 2003 Edition (December 2002), except the sample ordinance form contained therein, promulgated by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, hereinafter referred to as the "I.C.C.E.C.A.P.," as amended by this Chapter, are adopted and enacted by reference; provided, however, that the following portions of the I.C.C.E.C.A.P. are not adopted and are expressly deleted:

Paragraph 5 of Section 401.3, entitled "Work Exempt From Permit,"

Section 404.2, entitled "Schedule of Permit Fees,"

Section 1102, entitled "Membership" and

Section 1103, entitled "Procedures."

Copies of the N.E.C., including adopted Informative Annexes A through G and Informative Annex I and the I.C.C.E.C.A.P., are available in the office of the Pueblo Department of Planning and Development

Any reference in this Chapter to the "N.E.C." shall mean the National Electrical Code, 2023 Edition, adopted by this Section.

15.06.120 N.E.C. amendments.

(a) Section 230.70(A) of the N.E.C. is amended by the addition of a new Subparagraph (4), to read as follows:

> "(4) Meter Base. The length of service entrance conductors from the load side terminals of the meter base to the main disconnecting means shall be located immediately back-to-back, side to side, or top to bottom of the meter."

(b) Section 110.26 of the N.E.C., Spaces About Electrical Equipment, is amended by the addition of a new Subparagraph (6)(B)(1), to read as follows:

> "(1) Above finish grade. Clearances shall be provided between bottom of panel and finish grade a minimum of twenty-four (24) inches above finish grade."

(c) Section 408.54 of the N.E.C. is amended by the addition of a new Paragraph (A) thereto, to read as follows:

> "(A)Additional Space in Panelboards. A new panelboard shall have sufficient ampacity and space for at least four (4) full-size circuit breakers for future usage."

15-06-130 Administrative Provisions Code amendments.

(a) Section 301.1 of the I.C.C.E.C.A.P., entitled "Creation of enforcement agency," is amended to read as follows:

> "301.1. Creation of enforcement agency. Whenever the terms 'Building Official' or 'Department' or 'Code Official' are used in the I.C.C.E.C.A.P., in the N.E.C. or in Title 15 of the Pueblo County Code, such terms shall be construed to mean the Lead Building inspector or, in the absence of a Lead Building inspector, then the Building Official, or the Building Official's authorized representative(s), of the Department. Whenever the phrase 'Authority Having Jurisdiction' is used, such phrase shall mean the County of Pueblo.

"The building official is hereby authorized and directed to enforce all the provisions of this Code. For such purposes, the building official shall have the powers of a law enforcement officer.

"The building official shall have the power to render interpretations of this Code and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary in order to clarify the application of the provisions of this Code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of the Code."

(b) Section 401.1, Permits required, of the I.C.C.E.C.A.P. is hereby amended by the addition of two (2) new paragraphs, to read as follows:

"Permits for low voltage control and signaling systems, as defined in Articles 724 through 830 of the N.E.C., may be issued to persons not licensed as electrical contractors, provided such persons register with the Pueblo County Building Division and otherwise comply with all codes with respect to installation and permits.

"All systems supplying power that may normally be supplied by an electrical utility, such as, but not limited to, solar, wind, hydro and other generated sources, shall require a permit and inspection."

(c) Section 1003.1, Penalties, of the I.C.C.E.C.A.P. is amended to read as follows:

"1003.1 Penalties. Any person, firm or corporation violating any of the provisions of this Code shall, upon conviction thereof, be punished as provided in this Title and by Colorado State Statute. The application of any such penalty shall not be held to prevent the enforced removal of prohibited conditions."

(d) Section 1101 of the I.C.C.E.C.A.P., entitled "Board of Appeals established," is amended to read as follows:

"1101. Board of Appeals established. There is hereby created an Review to perform the functions set forth in Title 15 of the Pueblo County Code."

15.06.140 Responsibility for damages; nonliability of the County

The provisions of this Chapter shall neither release or discharge nor be construed to release or discharge any person from any liability imposed by law for any injury to persons or damage to property caused by or resulting from the performance or failure to perform work or furnishing materials covered by this Chapter. Neither the County nor any of their agents or employees will be held liable for any injury to persons or damage to property because of an inspection or failure to perform any inspection authorized or required by this Chapter or by the issuance or failure to issue a certificate of approval.

15.06.150 Interpretation.

(a) Whenever in the N.E.C. or I.C.C.E.C.A.P. it is provided that anything must be done to the approval of, required by, acceptable to or subject to the direction of the Pueblo County Building Division, this shall be construed to give only the discretion to determine whether the rules and standards established by the N.E.C. have been complied with. No such provision shall be construed to give any inspector discretionary powers to determine what regulations or standards shall be, or power to require conditions not prescribed by the N.E.C. or the I.C.C.E.C.A.P. in an arbitrary or discriminatory manner.

(b) The provisions of this Chapter shall be held to meet the minimum requirements adopted to promote and protect the public health, safety and welfare. When the requirements of this Chapter are at variance with the requirements of any statute, code, rule, regulation or ordinance, the more restrictive or that imposing the highest standards shall apply.

15.06.160 Offenses; criminal penalties; permit revocation; other enforcement.

(a) It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter, the N.E.C. or the I.C.C.E.C.A.P.

(b) It shall be unlawful for any person to refuse or fail to timely comply with any order issued by the Building Official, the Director of the Pueblo County Department of Planning and Development or other designated building inspector pursuant to the provisions of this Chapter, the N.E.C. or the I.C.C.E.C.A.P.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirements of this Chapter, the N.E.C. or the I.C.C.E.C.A.P.

(d) Any permits issued pursuant to the provisions of this Chapter, the N.E.C. or the I.C.C.E.C.A.P. may be suspended, terminated or revoked by the Building Official for: (1) any of the reasons stated in Section 403.7 of the I.C.C.E.C.A.P., or (2) any material violation of the terms of said permit or requirements applicable thereto.

(e) In the event any owner or occupant of premises within the County shall refuse entry to the Building Official or any electrical inspector, or any premises are locked and the Building Official or any electrical inspector has been unable to obtain permission of the owner or occupant to enter, the Pueblo County Court is authorized to issue a search warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any owner or occupant of premises within the County, any licensed contractor or any permittee shall fail or refuse to comply with any provisions of this Chapter, the N.E.C., the I.C.C.E.C.A.P., or any license or permit issued thereunder, the County Attorney may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said Chapter, N.E.C., I.C.C.E.C.A.P., license or permit.

(g) The enforcement remedies set forth in this Section are hereby expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) of them constitute any bar or limitation to the exercise of any other.

15.06.170 Unlawful to perform work which endangers persons or property.

It shall be unlawful for any person to perform any work on any building or structure in such manner as to endanger persons and property on the street or public property.

Chapter 15.07 - Housing Code Adopted

15.07.010 Adoption of the 1997 Uniform Housing Code.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts the 1997 Uniform Housing Code published by the International Conference of Building Officials, 5360 Workman Mill Rd., Whittier, California 90601-2298 and providing penalties for the violation thereof.

15.07.020 Short title.

The ordinance and code adopted in this chapter shall be known and cited as the "Uniform Housing Code," and are referred to in this chapter as "the code." (Res. 98-286 § 2)

15.07.030 Purpose.

The purpose of the code is to protect, preserve and promote the physical and mental health and social well-being of the people, to prevent and control incidence of communicable diseases, to regulate privately and publicly owned buildings and dwellings for the purpose of maintaining adequate sanitation and public health, and to protect the safety of the people and to promote the general welfare by legislation which shall be applicable to all dwellings now in existence or hereafter constructed. It is further declared that the purpose of this chapter is to insure that the quality of housing is adequate for protection of public health, safety and general welfare, including: establishment of minimum standards for basic equipment and facilities for light, ventilation and thermal conditions, for safety from fire and accidents, for the use and location and amount of space for human occupancy, and for the adequate level of maintenance, determination of the responsibilities of owners, operators and, occupants of dwellings; and provision for the administration and enforcement thereof.

15.07.040 Scope.

The provisions of the code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation,

testing, handling, erection and fabrication of equipment, structures, and buildings within the county of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the code, and hydraulic flood control structures. Where in any specific case, different sections of the code, the county zoning resolution, or any other resolution of the county or other governmental body specify different requirements, the most restrictive provision shall govern.

15.07.050 Exemption.

As provided in Section 30-28-201(1), C.R.S., buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry are exempted from the code. All other provisions of the code shall apply to agricultural buildings and structures.

15.07.060 Designated area.

The code shall apply to all unincorporated areas in Pueblo County.

15.07.070 Nonliability.

The adoption of the resolution codified in this chapter shall not create any duty to any person, firm, corporation or other entity with regard to the enforcement or nonenforcement of said resolution or the code. No person, firm, corporation or other entity shall have any private right of action, claim or civil liability remedy against the county of Pueblo, or their commissions, boards of appeals, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or nonenforcement of said resolution or the code. Nothing in said resolution or in the code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, Section 24-10-101, C.R.S. or to waive any immunities or limitations on liability otherwise available to the county of Pueblo or their commissions, boards of appeals, or officers, employees or agents of such bodies or entities. (Res. 98-286 § 8)

15.07.080 Violations

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction. Each day after issuance of the county court order during which such unlawful activity continues shall he deemed a separate violation subject to a continuing. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-210. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.07.090 Uniform Housing Code Adopted by Reference

The 1997 Edition of the Uniform Housing Code, as published by the International Conference of Building Officials, 5360 Workman Mill Rd., Whittier, California 90601-2298 (hereinafter referred to as the "Housing Code" or "UHC"), is adopted and made part of this chapter by reference.

Copies of the I.R.C. are available in the office of the Pueblo Department of Planning and Development.

The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures regulated by the Uniform Housing Code within the County shall be in compliance with the terms and provisions of this Chapter and the UHC.

Chapter 15.08 - Residential Code Adopted

15.08.010 Adoption of the 2021 International Residential Code.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts the 2021 International Residential Code Relating to Building Regulations for One- and Two- Family Dwellings Published by the International Code Council, Inc., and providing penalties and remedies for the violation thereof.

15.08.020 Title.

The ordinance and code adopted in this Resolution shall be a part of and cited as the "Pueblo County Residential Code," and are referred to in this Chapter as "the Code”

15.08.030 Purpose.

The purpose of the Code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures, and equipment including, but not limited to electrical, plumbing, heating, ventilation comfort cooling, refrigeration systems; signs and sign structures; elevators, dumbwaiters, and escalators; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial buildings and structures; electrical conductors and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.08.040 Scope.

The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection, and fabrication of equipment, structures, and buildings within the

County of Pueblo; except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where, in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern.

15.08.050 Exemption.

Pursuant to C.R.S. § 30-28-201(1), 12-115-107(2) and 12-155-106, except for provisions addressing electrical and plumbing matters, buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry are exempted from the Code. All provisions of the Code apply to agricultural buildings and structures unless expressly exempted from the Code.

15.08.060 Designated Area.

The Code shall apply to all unincorporated areas in Pueblo County.

15.08.070 Nonliability.

The adoption of this resolution shall not create any duty to any person, firm, corporation, or other entity with regard to the enforcement or nonenforcement of this resolution or the Code. No person, firm, corporation, or other entity shall have any private right of action, claim, or civil liability remedy against the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement, or nonenforcement of this resolution or the Code. Nothing in this resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. §24-10-101, or to waive any immunities or limitations on liability otherwise available to the County of Pueblo or their commissions, boards of review, or officers, employees or agents of such bodies or entities.

15.08.080 Severability.

If any part, section, subsection, sentence, clause or phrase of this resolution or the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the Code.

15.08.090 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building or plumbing code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.08.100 Violations.

As provided in C.R.S. § 30-28-210, any person, firm or corporation violating any provision of the Code may be subject to a civil infraction. Each day after issuance of the county court order during which such unlawful activity continues shall he deemed a separate violation subject to a continuing. Any civil penalty ordered by the county court may be collected as provided in C.R.S. § 30-28-210. In case any building or structure is, or is proposed to be, erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, the Pueblo County Attorney, pursuant to C.R.S. § 30-28-209 and in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use. •

15.08.110 International Residential Code; adoption by reference.

(a) The International Residential Code, 2021 Edition, promulgated and published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, together with the following Appendix Chapters: Appendix AH, (Patio Covers), Appendix AJ (Existing Buildings and Structures), Appendix AQ, entitled "Tiny Houses", Appendix AR, entitled "Light-Straw Clay Construction, Appendix AS, entitled "Strawbale Construction" and Appendix AU, entitled "Cob Construction (Monolithic Adobe)" hereinafter collectively referred to as the "I.R.C." or "International Residential Code," as amended by this Chapter are hereby adopted by reference; provided, however that the following portions of the I.R.C. are not adopted and are expressly deleted:

Part VIII, entitled "Electrical."

Chapter 25, entitled "Plumbing Administration,"

Chapter 26, entitled "General Plumbing Requirements,"

Chapter 27, entitled "Plumbing Fixtures,"

Chapter 28, entitled "Water Heaters,"

Chapter 3, entitled "Sanitary Drainage,"

Chapter 31, entitled "Vents,"

Chapter 32, entitled "Traps"

Sections P2901 through and including P2903.11, and

Sections P2905 through and including P2913.4.2 of Chapter 29, entitled "Water supply and distribution,"

Sections AJ107.1.2, entitled "Plumbing materials and supplies, AJ107.2, entitled "Water Closets", AJ107.3 entitled "Electrical", AJ109.5., entitled "Electrical Equipment and Wiring" and all subsections of AJ109.5.

(b) Copies of the I.R.C. are available in the office of the Pueblo Department of Planning and Development.

(c) The erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings and structures regulated by the International Residential Code within the County shall be in compliance with the terms and provisions of this Chapter and the I.R.C.

15.08.120 Amendments.

(a) Section R103 of the I.R.C., entitled "Department of Building Safety," is amended to read as follows:

"R103 Pueblo County Building Division-Enforcement Agency.

"Administration and enforcement of this Code and all related and secondary codes are hereby delegated to the Pueblo [County Building Division. Wherever in this Code the phrase 'building official' appears, it shall be construed to refer to the Director or the Building Official of the Pueblo County Building Division or the Building Official's designated representative. The building official, the building official's designated representatives, and such building inspectors as the building official may appoint, shall be vested with the authority of a law enforcement officer with respect to enforcing this Code including the authority to issue summons and complaints for the violation thereof."

(b) Subsection R105.2 of the I.R.C., entitled "Work exempt from permit," number 7., is amended to read as follows:

"7. Prefabricated swimming pools accessory to a Group R-3 occupancy, which are installed entirely above ground”

(c) Section R105 of the I.R.C., entitled "Permits," is amended by the addition of Subsection R105.10, entitled "Issuance of permit," to read as follows:

"R105.10 Issuance of permit. A building permit shall be issued only to the contractor performing the work covered by the contract between the owner and the contractor. Such permit shall be delivered only to the contractor or the contractor's authorized representative(s). Should any portion of the work be excluded from the contract, the application or permit shall state the portions so excluded. Should the contractor be discharged or abandon the work, the contractor shall immediately notify the building official in writing. No further work shall be performed until a successor contractor has been selected who shall notify the building official in writing of the contractor's selection to complete the work."

(d) Subsection R106.1 of the I.R.C., entitled "Submittal documents," is amended to read as follows:

"Construction documents will also include all plans and specifications, drawings, diagrams, calculations, computations, reports, specifications and other necessary data to complete the habitable structure, along with the necessary code study to compare and delineate the occupancy use and fire resistive type of construction within the I.R.C. Each set of plans and specifications shall bear the stamp or seal and signature of an engineer or architect licensed under Title 12 of Colorado Revised Statutes and in accordance with Sections 12-120-216 and 12-120-417, C.R.S., respectively."

(e) Subsection R108.2 of the I.R.C., entitled "Schedule of permit fees," is amended by the addition of two (2) new subsections, R108.2.1 and R108.2.2, to read as follows:

"R108.2.1 Permit fees. The fee for each permit shall be as established in the fee schedule adopted by the Board of County Commissioners by resolution.

"R108.2.2 Plan review fees. Plan review fees shall be as established in the fee schedule adopted by the Board of County Commissioners by resolution."

(f) Section R110.3.1 of the I.R.C., entitled "Certificate issued," is amended to add a new subsection R110.3.1 to read as follows:

"R110.3.1 Public improvement requirements for a certificate of occupancy. Applications for building permits for buildings or structures for one- and two- family dwelling units and town homes shall be accompanied by a set of plans or a drawing which shows all existing and proposed public improvements required by this Code. Foundation plans and soils report shall be prepared by and bear the seal of an architect or engineer licensed to practice in Colorado. Accessory structures shall have plot plans showing all existing and proposed public improvements required by the County Code.

“Before any building permit is issued, all applications for building permits and accompanying plans or drawings shall be reviewed by the Director of Public Works to determine whether the proposed construction will require the installation or reconstruction of public improvements. For purposes of this Section, public improvements shall include, but not be limited to, street paving, curbs, gutters, sidewalks, drainage facilities and the dedication of land for such purposes. Upon request, the Director of Public Works shall provide a written statement of the public improvements that will be required as a condition for the issuance of a building permit and a certificate of occupancy. No certificate of occupancy shall be issued for any structure or building until all public improvements required by this Code shall be constructed in full compliance this Code, engineering regulations, design standards and construction specifications as adopted by resolution of the Board of County Commissioners.

Acceptance of required public improvements shall be completed upon written notification signed by the Director of Public Works.

"If it is determined by the Director of Public Works that any such public improvements are necessitated by the proposed construction, a condition shall be inserted in any building permit to be issued for such proposed construction, which shall require the dedication of such land and improvements to the County, the applicant for such building permits, if not the owner, shall notify the owner of the requirements to dedicate to the County such public improvements. The cost of any such improvements shall be borne by the owner, and the construction shall be subject to the provisions of all applicable County resolutions, regulations and policies.

"Failure to comply with the provisions for public improvements required by this Section shall be deemed a violation of the Building Code and shall constitute grounds for applicable penalties as provided in Titles 15 of this Code and for revocation of any issued certificate of occupancy or temporary certificate of occupancy."

(g) Subsection R113.4 of the I.R.C., entitled "Violation penalties," is amended to read as follows:

"R113.4 Violation penalties. Any person, firm or corporation violating any of the provisions of this Code, upon conviction thereof, shall be punished as provided in Title 15 of the Pueblo County Code. The application of any such penalty shall not be held to prevent the enforced removal of prohibited conditions."

(h) Subsection R301.2, entitled "Climatic and Geographic Design Criteria," is amended by the addition of Table R301.2(5), entitled "Pueblo County Ground Snow Loads," to read as follows:

"**Table R301.2(5) Pueblo County Snow Loads**

Elevation (asl)	Ground Snow Load (PSF)
5,300	20
5,550	23
5,800	25
6,050	27
6,300	30
6,550	33

Elevation (asl)	Ground Snow Load (PSF)
6,800	35
7,050	38
7,300	40
7,550	41
7,800	43
8,050	44
8,300	45
8,550	46
8,800	48
9,050	49
9,300	50
9,550	51
9,800	52
10,050	54
10,300	55
10,550	56
10,800	58
11,050	59
11,300	60

(i) Subsection R302.5.1, Opening protection, of the I.R.C., is amended by deleting the words "equipped with a self-closing or automatic closing device" at the end of the second sentence.

(j) Subsection R309.1 of the I.R.C., entitled "Floor surface", is amended by adding Exception 1 to read as follows:

Exception 1. The floor surface shall not be required to slope when the foundation is for enclosed non-habitable accessory structure.

(k) Subsection R311.3.2 of the I.R.C., entitled "Floor elevation at other exterior doors", Exception is amended to read as follows:

Exception: When more than two (2) rises are required, landing length at the exterior door may be reduced to eighteen inches (18") provided the door does not swing over stairs. Maximum height of landing shall not exceed thirty inches (30") above adjacent grade.

(l) Subsection R313.1 of the I.R.C., entitled "Townhouse automatic fire sprinkler systems," Exception is amended to read as follows:

Exception #1. An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

Exception #2. An automatic sprinkler system shall not be required with four or less attached dwelling units when separated in accordance with Section R302.2.2 item 2.

(m) Subsection R313.2 of the I.R.C., entitled "One- and two-family dwellings automatic fire systems," is deleted.

(n) Table R1102.1.2 (R402.1.2), entitled "Maximum Assembly U-Factors a and Fenestration Requirements" is amended to read as follows:

Climate Zone	**Fenestration U-Factor f**	**Skylight U-Factor**	**Glazed Fenestration SHGC d**	**Ceiling U-Factor**	**Wood Frame Wall U-Factor**	**Mass Wall U-Factor b**	**Floor U-Factor**	**Base-ment Wall U-Factor**	**Crawl Space Wall U-Factor**
5 And Marine 4	0.32	0.55	0.40	0.026	0.06	0.082	0.033	0.050	0.055

Footnotes:

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
b. Mass wall shall be in accordance with Section 402.2.5 where more than half of the insulation is on the interior, the mass wall U-factors shall not exceed 0.065 in Climate Zone 5 and Marine 4.
c. The SHCG column applies to all glazed fenestration.
d. A maximum U-factor of 0.32 shall apply in Climate Zone 5-8 to vertical fenestration products installed in buildings located above 4,000 feet in elevation above sea level.

(o) Table N1102.1.3 (R402.1.3), entitled "Insulation Minimum R-Values and Fenestration Requirements by Components" a is amended to read as follows:

Climate Zone	Fenestration U-Factor b, i	Skylight U-Factor b	Glazed Fenestration SHGC b	Ceiling U-Factor	Wood Frame Wall U-Factor g	Mass Wall U-Factor h	Floor U-Factor	Basement c,g Wall R-Value c,g	Slabd R-Value &Amp;Depth d	Crawl Space Wall U-Factor c,g
5 And Marine 4	0.32 i	0.55	0.40	49	20 h or 13 + 5ci h	13/17	30	15ci or 19 or 13 & 5ci	2f	15ci or 19 or 13 & 5ci

Footnotes:

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
b. The fenestration U-factor columns excludes skylights. The SHGC applies to all glazed fenestration.
c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "15ci or 19 or 13&5ci" means R-15 continuous insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of the wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuous insulation on the interior or exterior surface of the wall.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.
e. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13&5" means R-13 cavity insulation plus R-5 continuous insulation.
f. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

g. A maximum U-factor of 0.32 shall apply in Climate Zones 3 through 8 to vertical fenestration products installed in buildings located above 4,000 feet in elevation.

(p) Section N1104.1 (R404.1) of the I.R.C., entitled "Lighting equipment" is amended to read as follows:

"Not less than nintey [ninety] percent (90%) of all permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain high-efficiency lighting sources."

(q) Subsection M1305.1.3 of the I.R.C., entitled, "Appliances under floors," is amended by the addition of a sentence after the Exceptions which reads as follows:

"All access openings to underfloor furnaces shall be provided with a permanent ladder for equipment access."

(r) Subsection M1401.3 of the I.R.C., entitled, "Equipment and appliance sizing," is amended by adding a third exception which reads as follows:

"3. Additions that are 600 square feet or less."

15.08.130 Responsibility for damages; liability of County.

The provisions of this Chapter and the I.R.C. shall neither release nor discharge any person from any liability imposed by law for any injury to persons or damage to property caused by or resulting from the performance or failure to perform work or furnishing materials covered by this Chapter or the I.R.C. Neither Pueblo County nor any of their agents or employees will be held liable for any injury to persons or damage to property by reason of an inspection or failure to perform any inspection authorized or required by this Chapter or the I.R.C. or arising from the issuance or failure to issue any certificate of occupancy as herein provided.

15.08.140 Interpretation.

Whenever in the I.R.C., as adopted by this Chapter or in any secondary code adopted thereunder or by this Code in the adoption of such International Residential Code, it is provided that anything must be done to the approval of or subject to the direction of the Building Official or any other officer of the Pueblo County Building Division, this shall be construed to give such official only the discretion of determining whether the requirements and standards established by the International Residential Code and all secondary codes adopted thereunder or by this Chapter in the adoption of such International Residential Code have been complied with; and no such provision shall be construed as giving any official discretionary powers as to what such regulations or standards shall be, or power to require conditions not prescribed by such code or codes, or to enforce the provisions of such code or codes in an arbitrary or discriminatory manner.

15.08.150 Offenses; criminal penalties; permit revocation; and other enforcement provisions.

(a) It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter or of the International Residential Code.

(b) It shall be unlawful for any person to refuse or fail to timely comply with any order issued by the Building Official, the Director of the Pueblo Department of Planning and Development or other designated building inspectors pursuant to the provisions of this Chapter or the International Residential Code.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter or the International Residential Code.

(d) Any permit issued pursuant to the provisions of this Chapter or the International Residential Code may be suspended, terminated or revoked by the Building Official for: (1) any of the reasons stated in Subsection R105.6 of the International Residential Code; or (2) any material violation of the terms of said permit or requirements applicable thereto.

(e) In the event any owner or occupant of premises within the County. shall refuse entry to the Building Official or any building inspector, or if any premises are locked and the Building Official or any building inspector has been unable to obtain permission of the owner or occupant to enter, the Pueblo County Court is authorized to issue a search or inspection warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any owner or occupant of premises within the County, any licensed contractor or any permittee shall fail or refuse to comply with any provision of this Chapter, the I.R.C. or any license or permit issued thereunder, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said Chapter, I.R.C., license or permit.

(g) The enforcement remedies in this Section are expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) or more of them constitute any bar or limitation to the exercise of any other.

15.09 Unsafe Structures

15.09.010 Adoption of the Uniform Code for the Abatement of Dangerous Buildings

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts the Uniform Code for the Abatement of

Dangerous Buildings, 1997 Edition and providing penalties and remedies for the violation thereof.

15.09.020 Short Title.

The ordinance and code adopted in this resolution shall be a part of and cited as the "the Pueblo County Abatement Code" and may be referred to in this Chapter as “the Code”.

15.09.030 Purpose.

The purpose of the Code is to provide minimum standards to protect the public health and safety by controlling and regulating buildings, structures, and equipment including but not limited to electrical, plumbing, heating, ventilation, comfort cooling, refrigeration systems; signs and sign structures; elevators, dumbwaiters, and escalators; boilers and pressure vessels; plumbing and drainage systems; single and multiple dwellings; business and commercial buildings and structures; electrical conductors and equipment; and the storage and handling of hazardous materials in the County of Pueblo.

15.09.040 Scope.

The provisions of the Code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures, and buildings within the County of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Code, and hydraulic flood control structures. Where in any specific case, different sections of the Code, the County zoning resolution, or any other resolution of the County or other governmental body specify different requirements, the most restrictive provision shall govern.

15.09.050 Exemption.

As provided in C.R.S. § 30-28-201(1), buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock, or poultry are exempted from the Code. All other provisions of the Code shall apply to agricultural buildings and structures.

15.09.060 Designated Area.

The Code shall apply to all unincorporated areas in Pueblo County.

15.09.070 Nonliability.

The adoption of this resolution shall not create any duty to any person, firm, corporation, or other entity with regard to the enforcement or nonenforcement of this resolution or the Code. No person, firm, corporation, or other entity shall have any private right of action, claim or civil

liability remedy against the County of Pueblo, or their commissions, boards of review, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or nonenforcement of this resolution or the Code. Nothing in this resolution or in the Code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. §24-10-101, or to waive any immunities or limitations on liability otherwise available to the County of Pueblo or their commissions, boards of review, or officers, employees or agents of such bodies or entities.

15.09.080 Severability.

If any part, section, subsection, sentence, clause or phrase of this resolution or the Code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the Code.

15.09.090 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the Code. However, if the Code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the Code shall not be in effect, the previous building or plumbing code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.09.100 Violations.

As provided in C.R.S. § 30-28-209, any person, firm or corporation violating any provision of the Code is guilty of a civil infraction. Each day during which such illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall he deemed a separate offense. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, or amendment thereto and enacted or adopted by the Board of County Commissioners under the authority granted by C.R.S. §30-28-209, the Pueblo County Attorney, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.09.110 Declaration of nuisance; inspection; abatement required.

If any building or structure within the County, from any cause, is found or reported as being dangerous to public health, life, safety or property, or in such a dilapidated and/or unsanitary condition as to be unfit for use or to constitute a nuisance, from whatever cause, it shall be the duty of the Lead Building Inspector, together with the Chief Fire Official, or both, as the situation may require, or their authorized representatives, to make an inspection of such building or structure. If as a result of such inspection it is found that such building or structure is unsafe or a menace to public life, health, safety, property or welfare, or in such a dilapidated or unsanitary

condition as to be unfit for use or to constitute a nuisance or fire hazard, or a hazard to public health or welfare or to adjacent property, such building or structure is hereby declared to be a public nuisance, which nuisance shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure of this Chapter.

15.09.120 Board-up of vacant and unsafe buildings.

(a) As used in this Section, the term vacant and unsafe building shall mean any vacant building or other permanent structure, except accessory structures, which exhibits both of the following characteristics:

(1) Has broken or missing doors or windows, or doors or windows which may be readily opened from the outside; and

(2) Exhibits signs of unauthorized entry, vandalism, accumulation of rubbish or trash or any infestation of rodents, insects or birds. For purposes of this Section, the term vacant includes structures used as warehouses or storage facilities unless a guard or other person is routinely present on the premises during regular operating hours.

(b) Whenever the Building Official or their designee shall encounter and find any vacant and unsafe building within the County, he or she shall cause to be served upon the owner of the building and land upon which the building is located a notice ordering such owner to: (1) lock, secure and board up all doors, windows and other openings thereof within twenty (20) days of the date of service of the notice; and (2) remove the boards from any windows facing any street and replace any broken glass in any such windows with intact and unbroken glass, within sixty (60) days of service of the notice. The notice may be served by personal service upon the owner or by certified mail, postage prepaid, addressed to the owner and mailed to the owner's last known address. A copy of such notice shall also be posted in a conspicuous place upon the vacant and unsafe building. Service shall be complete ten (10) days from the date of posting and mailing such notice.

(c) The Building Official or their designee may cause to be repaired, locked and secured or boarded up all doors, windows and other openings on any vacant and unsafe building within the County, if the owner of the unsafe building or the land upon which the building is located has failed to comply with Subsection (b) of this Section within twenty (20) days after service of a notice directing him or her to do so. The cost of such work, together with twenty-five percent (25%) thereof, or one hundred dollars ($100.00), whichever is greater, for administrative and incidental costs plus interest at the rate of ten percent (10%) per annum, shall be charged against the owner and, upon recording with the County Clerk and Recorder of a statement under oath of the Building Official showing the cost thereof and describing the land and building, such charge shall be and constitute a perpetual lien on the land and building having priority over all other liens except those for general taxes, and such lien shall remain in full force and effect until such charges and interest have been paid in full.

(d) It shall be unlawful and a civil infraction for any owner to fail or refuse to repair, lock and secure or to board up all doors, windows and other openings within twenty (20) days after

service of the notice upon him or her ordering such action. Each day or portion thereof during which the owner fails or refuses to comply with said order shall constitute a separate violation. Upon conviction, the owner shall be punished as provided in this Code.

(e) This Section and the remedies provided herein are intended to be supplementary to and not in lieu of any and all other rights and remedies available to the County or the public, whether in law or equity, or available under the provisions of this or any other chapter or title of this Code or any secondary code adopted therein.

15.09.130 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.

(a) The Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, published and promulgated by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California, 90601-2298, herein referred to as the Uniform Dangerous Buildings Code or U.D.B.C., as amended by this Code, is hereby adopted and enacted by reference and made a part hereof as if set out herein in full, and all references and footnotes to the Uniform Building Code contained in the Uniform Dangerous Buildings Code shall be construed to be and shall be references and footnotes to as the International Building Code, 2003 edition, as amended and adopted by Chapter 2, Title 15 of this Code.

(b) Copies of the Uniform Code for the Abatement of Dangerous Buildings, all certified to be true copies, shall be on file in the office of the Pueblo County Department of Planning and Development.

15.09.140 Amendments.

(a) Section 201.2 entitled "Inspections" of the U.D.B.C. is amended to read as follows:

> "Inspections. The Building Official, the Chief Fire Official, and the Director of the Pueblo Department of Public Health and Environment and their respective authorized representatives are hereby authorized to make such inspections and to take such actions as may be required to enforce the provisions of this Code."

(b) Section 201.3 entitled "Right of Entry" of the U.D.B.C. is amended by the addition of the following paragraph:

> "The County Court or any judge thereof shall have power, upon complaint made before it by the Building Official or the Building Official's authorized representative that any person has refused the Building Official or the Building Official's duly authorized representative entrance into or upon the building or premises owned or occupied by such person for the purpose of inspecting the same to determine the condition thereof, to issue a warrant commanding such building or premises to be inspected in the daytime, upon any day of the week except Sunday."

(c) Section 201 of the U.D.B.C. is amended by the addition of a new Section to read as follows:

"201.3.1 Notwithstanding the provisions of Section 201.3 of this Code to the contrary, neither the Building Official nor the Building Official's authorized representatives shall enter any building or structure occupied by the owner thereof without the consent of said owner except pursuant to a search warrant issued by a Judge of competent jurisdiction upon affidavit made by:

"a. A person over eighteen (18) years of age that has personally observed conditions inside said building or structure which make such building or structure a dangerous building as described in Section 302 of this Code, or

"b. The Building Official or the Building Official's authorized representative that the exterior of said building or structure or the area adjacent to said building or structure is in such poor repair and condition that he has reasonable cause to believe that there exists in said building or structure conditions which make such building or structure a dangerous building as defined in Section 302 of this Code."

(d) Section 205 entitled "Board of Appeals" of the U.D.B.C. is amended to read as follows:

"The authority and power to provide for final interpretation of the provisions of this Code and to hear appeals provided for hereunder is vested in the Board of Review of the Pueblo Pueblo County Building Division (herein "Board"). The Building Official shall be an ex officio member of said Board. The Board may adopt reasonable rules and regulations for conducting its business and shall render all decisions and findings in writing to the appellant with a copy to the Building Official. Appeals to the Board shall be processed in accordance with the provisions contained in Title 15 of the Pueblo County Code. Copies of all rules or regulations adopted by the Board shall be delivered to the Building Official who shall make them freely accessible to the public."

(e) Section 203 entitled "Violations" of the U.D.B.C. is amended to read as follows:

"No person, firm or corporation, whether as owner, agent, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, rent, use, occupy or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Building Official hereunder. Any person convicted of violating the provisions of this Section shall be punished as prescribed Title 15 of the Pueblo County Code."

(f) Section 301 entitled "General" of the U.D.B.C. is hereby amended by the addition of the following new definitions:

"'Building Official' means and includes the director of the Pueblo County Department of Planning and Development the Building Official appointed by the Director, and the Building Official's authorized representatives.

"'Misdemeanor' means and includes a Civil Infraction offense.

"'Health officer' means and includes the Director or Acting Director of the Pueblo Department of Public Health and Environment and the health officer's authorized representatives.

"'Fire Marshal' means and includes the Chief of the Pueblo Rural Fire Department and his authorized representatives.

"'Legislative body of this jurisdiction' means the Board of County Commissioners of the County of Pueblo.

"'This jurisdiction' means the County of Pueblo."

(g) Section 302 entitled "Dangerous Building" of the U.D.B.C. is hereby modified by amending the first and introductory paragraph thereof to read as follows and by the addition of the following subsection 19:

"For purposes of this Code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, limb, health, safety, property, or general welfare of the public, neighborhoods, or adjoining property, or its occupants are endangered or injuriously affected:

"19. Whenever any building or structure because of inadequate maintenance, dilapidation, decay, damage, lack of compliance with building or housing codes, or other cause, tends to depress adjoining property values."

(h) Subsection 3.1 of Section 401.2 entitled "Notice and Order" of the U.D.B.C. is hereby amended to read as follows:

"If the Building Official has determined that the building or structure must be repaired, the order shall require that (i) all required permits be secured therefor and the work physically commenced within such time (not to exceed sixty [60] days from the date of the order) and completed within such time as the Building Official shall determine is reasonable under all of the circumstances, and (ii) if the repairs are not commenced and/or completed within the times specified in the order, the building or structure must be demolished within ninety (90) days after the expiration of the applicable times specified in the order."

(i) Section 401.3 entitled "Service of Notice and Order" of the U.D.B.C. is hereby amended to read as follows:

"The notice and order, and any amended or supplemental notice and order, shall be served upon the record owner or, if unknown or unable to be served within the County, the order and notice shall be posted on the property and a copy thereof mailed by first class mail, postage prepaid, to the record owner at his last known address as shown in the records of the Pueblo County Assessor; and one (1) copy thereof shall be mailed by first

class mail, postage prepaid, to each of the following if known to the Building Official or disclosed from the Pueblo County Assessor's records: the occupant of the property; the holder of any mortgage or deed of trust or other lien or encumbrance of record; the owner or holder of any lease of record; and the holder of any other estate or legal interest of record in or to the building or the land on which it is located. The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceedings hereunder as to any other person duly served or relieve any such person from any duty or obligation imposed on him by the provisions of this Section or any other Section of this Code."

(j) Section 401.4 entitled "Method of Service" of the U.D.B.C. is hereby amended to read as follows:

"Method of Service. Service of the notice and order shall be made upon all persons entitled thereto either personally, or by mailing a copy of such notice and order by certified mail, postage prepaid, to each such person at their address as it appears on the records of the Pueblo County Assessor. If no address of any such person so appears or is not known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this Code. Service by certified mail in the manner herein provided shall be effective on the date of mailing."

(k) Section 402 entitled "Recordation of Notice and Order" of the U.D.B.C. is hereby amended to read as follows:

"SECTION 402 - RECORDATION OF NOTICE AND ORDER

"If the repairs described in the order are either not commenced or not completed within the time specified therein, or no appeal has been properly and timely filed within thirty days of the effective date of service of the order, the Building Official shall file in the office of the County Recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified. The Building Official may record a copy of the order as such certificate.

Whenever the repairs ordered shall thereafter have been completed or the building demolished so that it no longer exists as a dangerous building on the property described in the certificate, the Building Official shall file a new certificate with the County Recorder certifying that the building has been demolished or all required corrections have been made so that the building is no longer dangerous, whichever is appropriate."

(l) Section 403 entitled "Repair, Vacation and Demolition" of the U.D.B.C. is amended to read as follows:

"The following standards shall be followed by the Building Official (and by the Board of Review if an appeal is taken) in ordering the repair, vacation or demolition of any dangerous building or structure:

"1. Any building or structure declared a dangerous building or structure under this Code shall be made to comply with one (1) of the following:

"1.1 The building or structure shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or

"1.2 The building shall be demolished either at the option of the owner, or by order of the Building Official (or by the Board of Appeals if an appeal is taken) if the owner has failed within a reasonable time (not to exceed one hundred eighty [180] days after service of the notice and order) to repair the building or structure.

"2. If the building or structure is in such condition as to make it immediately dangerous to life, limb, property or safety of the public, the neighborhood, adjacent property, or its occupants, it shall be ordered to be vacated."

(m) Section 404.2 entitled "Compliance" of the U.D.B.C. is hereby amended to read as follows:

"Whenever such notice is posted, the Building Official shall include a notification thereof in the notice and order issued by him under Section 401.2, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a Certificate of Occupancy issued pursuant to the provisions of the International Building Code. Any person who shall be convicted of a violation of this Section shall be punished as prescribed in the Pueblo County Code."

(n) Section 601.3 entitled "Reporting" of the U.D.B.C. is hereby amended to read as follows:

"The proceedings at the hearing shall also be reported by a certified reporter if requested by any party thereto in writing delivered to the Secretary of the Board at least five (5) days prior to the hearing. A transcript of the proceedings shall be made available to all parties upon request and upon payment of the fee prescribed therefor. Such fees may be established by the Board, but shall in no event be greater than the direct cost involved plus fifteen percent (15%) for expenses directly incurred."

(o) Section 603.3 entitled "Penalties" of the U.D.B.C. is hereby amended to read as follows:

"Any person who refuses without lawful excuse to attend any hearing or to produce material evidence in his or her possession or under his or her control as required by any subpoena served upon such person as provided for herein shall be deemed to have

violated this Code and upon conviction shall be punished as prescribed in the Pueblo County Code."

(p) Section 605.8 entitled "Effective Date of Decision" of the U.D.B.C. is hereby amended to read as follows:

"The effective date of decision shall be stated therein. The decision may be reviewed by the District Court, Tenth Judicial District, under Rule 106(a)(4), Colorado Rules of Civil Procedure. Petition for review shall be filed within twenty-eight (28) days after the effective date of the decision."

(q) Section 701.1 entitled "General" of the U.D.B.C. is hereby amended to read as follows:

"After any order of the Building Official or the Building Board of Review made pursuant to this Code shall have become final, no person to whom any such order is directed shall fail, neglect or refuse to obey any such order. Any person who shall be convicted of violating this Section shall be punished as prescribed in the Pueblo County Code."

(r) Item 1 of Section 701.3 entitled "Failure to Commence Work" of the U.D.B.C. is hereby amended to read as follows.

"1. The Building Official shall cause the building described in such notice and order to be vacated by posting at each entrance thereto a notice reading:

"DANGEROUS BUILDING DO NOT OCCUPY

"It is a violation of the Uniform Code for the Abatement of Dangerous Buildings to occupy this building or to remove or deface this notice.

Building Official"

(s) Section 801.1 entitled "Procedure" of the U.D.B.C. is hereby amended to read as follows:

"When any work of repair or demolition is to be done pursuant to Section 701.3, Item 3 of this Code, the Building Official may issue a request therefor to the Director of Public Works, and the work may be accomplished by County personnel or by private contract under the direction of said Director. Plans and specifications therefor may be prepared by said Director, or he may employ such architectural and engineering assistance on a contract basis as he may deem reasonably necessary. If any part of the work is to be accomplished by private contract, standard Public Works contractual procedures shall be followed."

(t) Section 801.2 entitled "Costs" of the U.D.B.C. is hereby deleted.

(u) Section 802.1 entitled "General" of the U.D.B.C. is hereby amended to read as follows:

"The Pueblo County Board of County Commissioners may annually, out of the General Fund of the County, budget funds to defray the costs and expenses which may be incurred by the County in doing or causing to be done the necessary work of repair or demolition of dangerous buildings. Said funds shall be designated Repair and Demolition Funds and shall be expended and paid upon the request of the Director of Public Works."

(v) Section 802.2 entitled "Maintenance of Funds" of the U.D.B.C. is hereby deleted.

(w) Section 905.1 entitled "General" of the U.D.B.C. is hereby amended to read as follows:

"The Pueblo County Board of County Commissioners may thereupon order that said charge shall be made a personal obligation of the property owner, or assess said charge against the property involved, or order that said charge be both a personal obligation and assessment. Upon recording in the Pueblo County Clerk and Recorder's office a statement under oath of the County Manager or the County Manager's designee showing the cost of repairs or demolition and describing the land, such costs and interest thereon at the rate of ten percent (10%) per annum shall be and constitute a perpetual lien on the land having priority over all other liens except general tax liens. Such lien shall remain in full force and effect until such costs and interest have been paid in full. The remedies of the County hereunder shall be cumulative."

(x) Section 909 entitled "Report to Assessor and Tax Collector: Addition of Assessment to Tax Bill" of the U.D.B.C. is hereby amended to read as follows:

"After confirmation of the report, certified copies of the assessment shall be given to the Director of Finance."

(y) Section 910 entitled "Filing Copy of Report with County Auditor" of the U.D.B.C. is hereby amended to read as follows:

"The Director of Finance shall file a certified copy of the assessment with the Pueblo County Treasurer with his warrant for the collection of same. The description of the parcels reported shall be those used for the same parcels on the Pueblo County Assessor's map books for the current year."

(z) Section 911 entitled "Collections of Assessment: Penalties for Foreclosure" of the U.D.B.C. is hereby amended to read as follows:

"The amount of the assessments, penalties and interest shall be collected in the same manner as a tax lien and shall be subject to the same penalties, procedure and sale in case of delinquency as a tax lien. All ordinances applicable to the collection and enforcement of County property taxes shall be applicable to such assessments."

(aa) Section 912 entitled "Repayment of Repair and Demolition Fund" of the U.D.B.C. is hereby amended to read as follows:

"All money collected in payment of the charge or assessment or from the sale of the property at foreclosure sale shall be paid to the Director of Finance who shall credit same to the General Fund."

15.09.150 Conflict with other Resolutions

In any case where a provision of the Uniform Code for the Abatement of Dangerous Buildings or this Chapter is found to be in conflict with any other provision of this Code, or any secondary code adopted thereby, that provision which establishes the higher or more restrictive standard for the promotion and protection of the health, safety and welfare of the people shall prevail.

15.09.160 Severability.

If any part, section, subsection, sentence, clause or phrase of this Chapter or of the Uniform Dangerous Building Code is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Chapter or of the Uniform Dangerous Building Code.

15.09.170 Offenses; criminal penalties; permit revocation; civil liability; other enforcement.

(a)It shall be unlawful for any person to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter or the Uniform Dangerous Building Code.

(b) It shall be unlawful for any person to refuse or fail to timely comply with any order issued by the Building Official or other designated building inspector pursuant to the provisions of this Chapter or the Uniform Dangerous Building Code.

(c) It shall be unlawful for any person to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter or the Uniform Dangerous Building Code.

(d) Any permit issued pursuant to the provisions of this Chapter or the Uniform Dangerous Buildings Code may be suspended, terminated or revoked by the Building Official for:

(1) Any of the reasons stated in Subsection 105.6 of the International Building Code, or

(2) Any material violation of the terms of said permit or requirements applicable thereto.

(e) In the event that any owner or occupant of premises within the County shall refuse entry to the Building Official or any building inspector, or if any premises are locked and the Building Official or any building inspector has been unable to obtain permission of the owner or occupant to enter, the County Court is authorized to issue a search warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event that any owner or occupant of premises within the County, or any licensed contractor or any permittee, shall fail or refuse to comply with any provisions of this Chapter, the Uniform Dangerous Building Code or any permits issued thereunder, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with this Chapter, the Uniform Code for the Abatement of Dangerous Buildings or permit.

(g)The County may also seek and obtain a money judgment against any owner, occupant, contractor, or permittee for the actual and/or estimated costs to repair or demolish any structure and recover damages, if any, resulting from the failure or refusal to comply with any provisions of this Chapter, the Uniform Abatement of Dangerous Building Code or any permits issued thereunder. The members, officers and/or directors of any entity which is the record owner of a premises subject to an order issued hereunder may be joined in the action and be held jointly and severally liable upon any monetary judgment obtained in favor of the County, upon showing that such member, officer and/or director knew or should have known of the order and the entity failed to comply. It shall be an affirmative defense for a member, officer and/or director that the member, officer and/or director lacked the ability to cause the entity to comply or that compliance by the entity was impossible.

(h) A dangerous building is hereby declared to be a public nuisance. It shall be unlawful for any person to own, keep, maintain, use or occupy a dangerous building.

(i) The enforcement remedies set forth in this Section and in this Code, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code and the International Building Code are hereby expressly declared to be cumulative, and the exercise of any one (1) or more of them is not dependent upon the exercise of any other remedy, nor does the exercise of any one (1) or more of them constitute any bar or limitation to the exercise of any other.

Chapter 15.10 Contractor Licenses

15.10.010 Adoption of the Building Department Administration of Contractor Licenses.

The following code section was adopted by Resolution No. 25-303 by the Pueblo County Board of County Commissioners on December 22, 2025, with an effective date of December 31, 2025 and pursuant to C.R.S. 30-28-201 hereby adopts regulations for the issuance and administration of Contractors Licenses and providing penalties and remedies for the violation thereof.

15.10.020 Title.

The code adopted in this resolution shall be a part of and cited as the "Contractors Licenses and Administration Code," and is referred to in this resolution as "the Code."

15.10.030 Purpose.

The purpose of the code is to establish uniform, county-wide licensing and administrative provisions for all contractors doing construction work in Pueblo County.

15.10.040 Scope.

The provisions of the code and the other codes adopted by reference shall apply to the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, use, storage, height, area, maintenance, installation, inspection, design, operation, testing, handling, erection and fabrication of equipment, structures and buildings within the County of Pueblo: except work located in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the code, and hydraulic flood control structures. Where in any specific case, different sections of the code, the county zoning resolution, or any other resolution of the county or other governmental body specify different requirements, the most restrictive provision shall govern.

15.10.050 Exemption.

As provided in C.R.S. § 30-28-201(1), buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry are exempted from the code. All other provisions of the code shall apply to agricultural buildings and structures.

15.10.060 Designated area.

The code shall apply to all unincorporated areas in Pueblo County.

15.10.070 Nonliability.

The adoption of the resolution codified in this chapter shall not create any duty to any person, firm, corporation or other entity with regard to the enforcement or nonenforcement of said resolution or the code. No person, firm, corporation or other entity shall have any private right of action, claim or civil liability remedy against the County of Pueblo, or their commissions, boards of appeals, or officers, employees or agents of such bodies or entities, for any damage arising out of or in any way connected with the adoption, enforcement or nonenforcement of said resolution or the code. Nothing in said resolution or in the code shall be construed to create any liability, or to waive any of the immunities, limitations on liability, or other provisions of the Governmental Immunity Act, C.R.S. §24-10-101, or to waive any immunities or limitations on liability otherwise available to the county of Pueblo or their commissions, boards of appeals, or officers, employees or agents of such bodies or entities.

15.10.080 Severability.

If any part, section, subsection, sentence, clause or phrase of this resolution or the code is held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution or the code.

15.10.090 Repeal.

All ordinances, resolutions, regulations and building codes of Pueblo County are repealed and superseded to the extent the same are inconsistent or in conflict with any term or provision of the code. However, if the code, this resolution, or any part of either is declared invalid, so that after such declaration of invalidity a building code for any matter covered in the code shall not be in effect, the previous building or contractors licensing and administrative code covering the same matter shall not be deemed to have been repealed and shall be deemed reenacted and in effect.

15.10.100 Violations.

As provided in C.R.S. § 30-28-209, any person, firm or corporation violating any provision of the Code is guilty of a civil infraction. Each day during which such illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall be deemed a separate offense. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, or remodeled, used, or maintained in violation of any provision of the Code, or amendment thereto and enacted or adopted by the Board of County Commissioners under the authority granted by C.R.S. §30-28-209, the Pueblo County Attorney, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

15.10.110 Licenses and Registration Required

Except as specifically otherwise provided in this Code:

(1) It shall be unlawful for any person to perform construction work or to engage in the construction business within the County without first having received the appropriate license or registration from the appropriate Board.

(2) It shall be unlawful for any person to hire, employ, contract with or engage another person to perform any construction work unless the person so hired, employed, contracted with or engaged to perform construction work shall be licensed or registered as provided in this Code.

(3) Any person who for hire or gain of any kind, shall hold himself or herself out to or contract with any other person to do any act for which a license or registration is required by this Code shall be presumed to be engaged in the construction business or in the performance of construction work.

(4) It shall be unlawful for any person licensed to engage in the construction business under this Code to whom a permit has been issued for construction work at a construction site to fail to give notice that such person is performing construction work at such site by posting a notice to that effect in some conspicuous place at the site or by identifying all trucks or vehicles used at the site with the licensed person's name in legible letters at least two (2) inches in height.

(5) It shall be unlawful for any person to advertise in any manner or use the title of a Journeyman, Master or Contractor without being licensed or registered in that field of construction as set forth in this Chapter.

15.10.120 Applications for examinations.

Any person who desires to be licensed or registered to engage in the construction business or to perform construction work, for whom a license or registration is required by this Code or any major code or minor code shall apply to the Building Official on application forms furnished by the Department. The completed application form shall include the name of the applicant, the applicant's home and business addresses and a brief resume of the applicant's education, training and experience or such other information as may be reasonably required by the Board.

15.10.130 Investigation of applicant by Board.

The appropriate Board shall examine the applicant and investigate or cause to be investigated the character, training, experience and financial responsibility of the applicant for the license and the organization for which such applicant is employed if such organization is responsible for the work performed by the applicant. A license shall not be issued if the applicant fails to pass the requisite examination, if any, or if the application and other evidence before the Board indicate the applicant lacks experience, training or financial responsibility and such deficiency indicates in the judgment of the appropriate Board a danger to the public health, safety or welfare, or indicates the applicant is not qualified or capable to engage in the construction business or to perform the construction work for which the applicant seeks a license. In examining applicants, the Board may utilize examinations adopted or approved by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

15.10.140 License fees and expiration dates.

(a) The fees and charges for licenses, examinations, permits, inspections, re-inspections and all other services or activities performed by the Department, the Building Official and the Boards shall be established by the resolution of the Board of County Commissioners. Unless specifically provided otherwise in this Title 15 or in any major code or minor code, no fee or charge shall be pro-rated or refunded.

(b) Before any license or registration is issued, the applicant shall pay an annual license or registration fee. All licenses or registrations shall become delinquent on December 31 of the year issued and shall be renewed annually upon application and payment of the license or registration fee; subject, however, to the following limitations:

(1) Renewal fees.

a. For all licenses renewed between December 1 and January 31 of the following year, the fee shall be equal to the annual fee.

b. For licenses renewed between February 1 and March 31 of each year, the fee shall be the annual license fee plus a penalty of fifty percent (50%) of the annual fee.

c. For licenses renewed between April 1 and May 31 of each year, the fee shall be twice the annual license fee. No license or registration shall be renewed after June 1.

(2) Application fee. An application fee as set by the Board of County Commissioners shall be paid when an application is submitted to the Department. After review and acceptance of the application, the applicant will be notified of the outcome.

(c) No permit shall be issued to:

(1) Any unlicensed or unregistered person engaged in the construction business;

(2) Any person who has failed to obtain a license required under Title IX of the Code with respect to any permit to perform work activities in the County;

(3) Any licensed or registered person who is delinquent in paying the annual license or registration fee, who has failed to comply with a provisional order, whose license or registration is suspended or revoked, who is in any manner indebted to the Department or whose insurance has expired; or

(4) Any licensed or registered person who is in any manner indebted to the County including without limitation any licensed or registered person who is delinquent to the County for any taxes lawfully imposed.

15.10.150 Insurance requirements.

(a) Before any license or registration shall be issued to engage in the construction business or to perform construction work, an applicant shall file with the Building Official a certificate of Commercial General Liability insurance with personal injury and property damage limits at a combined single limit of not less than two hundred fifty thousand dollars ($250,000) per occurrence and five hundred thousand dollars ($500,000) aggregate. Products and completed operations are not required to be part of this policy. In addition, before any such license or registration is issued, the applicant shall file proof that the applicant has obtained Workers' Compensation Insurance and certificate of “Good Standing” from the Colorado Secretary of State as required by and in accordance with the laws of the State.

(b) Such insurance certificates shall include the policy numbers, the name of the applicant, the effective and expiration dates, the limits of such policies and a description of coverage by the insurance carrier. Pueblo County shall be listed as the certificate holder.

15.10.160 Revocation or suspension of a contractor's license; causes; hearing.

(a) Any license or registration issued pursuant to this Chapter may be revoked or suspended by the appropriate Board, or when so provided by the Building Official, after notice and hearing, for any of the following causes:

(1) Abandonment of a contract without legal justification.

(2) Diversion or misapplication of funds or property received to perform or complete a contract or for a specified purpose in the performance or completion of a contract; application or use of such funds for any other contract, obligation or purpose; or the failure, neglect or refusal to use such funds or property to perform or complete such contract.

(3) Substantial departure from, or disregard of plans or specifications in any material respect, without consent of the owner or the owner's duly authorized representative.

(4) Willful or deliberate disregard or violation of applicable major codes or minor codes.

(5) Failure to comply with any lawful order of the Building Official or a Lead Building Inspector.

(6) Failure to keep records for a period of one (1) year after completion of each separate contract, showing all receipts and disbursements of the licensee or registrant in all transactions as a contractor, and to produce the same for examination by the appropriate Board when required.

(7) Fraud or misrepresentation of a material fact by applicant in obtaining a license or registration.

(8) Committing any willful or fraudulent act by the licensee or registrant as a contractor.

(9) Using a license or registration to obtain permits for another reason.

(10) Carelessness or negligence in providing reasonable safety measures to protect workers or the public.

(11) Canceling or not renewing required insurance coverage: provided; however, that such license or registration shall only be suspended for this cause, and shall be reinstated upon refilling proof of insurance as approved by the Building Official.

(12) Being convicted of a felony relating to performing construction contract.

(13) Failing to timely pay any indebtedness or obligation owed to the County; provided, however, that such license or registration shall only be suspended for this cause and shall be reinstated upon payment of such debt or obligation.

(14) Failing to notify the Building Department of a change of address and/or telephone number, provided however, that such license or registration shall only be suspended for this cause and shall be reinstated upon notification of said new address and/or telephone number. Three (3) violations of this Subsection will cause the Board of Appeals to review license for further disciplinary action.

(b) Upon receiving a report that any of the above causes have been committed, the appropriate Board may issue a provisional order to comply to the contractor or registrant, or, in its discretion, the Board may proceed directly to a hearing, as provided in Subsection (c).

(c) Notice of hearing for revocation of a license or registration shall be given in writing, setting forth specifically the causes or grounds of the complaint and the time and place of the hearing. Such notice may be served personally on the licensee or registrant or may be sent by first class mail, postage prepaid, to the licensee's or registrant's address shown on the records of the Department, at least five (5) days before the hearing.

(d) If the Board finds against the registrant or licensee, the Board in its sole discretion may suspend, revoke, or decline to renew the license or registration. If a license or registration is suspended, the Board may assess a suspension for any period up to six (6) months. If the license or registration is to be revoked, another such license or registration shall not be issued to such person within a period to be determined by the Board not to exceed twenty-four (24) months after the effective date of revocation.

(e) Within twenty-eight (28) days after any decision or order of the appropriate Board, the Building Official, licensee or registrant or any person who is aggrieved by such decision or order may seek review pursuant to Rule 106 (a)(4) of the Colorado Rules of Civil Procedure in the District Court for the County. Review shall not be extended further than to determine whether the Board exceeded its jurisdiction or abused its discretion.

15.10.170 License and registration; nontransferable.

No license or registration issued under this Code shall be transferable. It shall be unlawful for any licensee or registrant to transfer or attempt to transfer such license or registration or to allow it to be used, directly or indirectly, by another person. The license or registration of any organization shall remain in effect only during the time the person who was examined therefor remains a full-time active employee of such licensee or registrant. Whenever the examinee, that is, the person who was examined for such license or registration, ceases to be a full-time active employee of the licensee or registrant, such person shall immediately notify in writing, the Building Official. Failure to timely notify the Building Official shall be grounds to suspend or revoke the license or registration.

15.10.180 Contractor's licenses.

It shall be unlawful for any person to engage in any construction business in the County without first obtaining a contractor's license or registration issued by the Department and, if required by this Code, after qualification and examination by the Board of Review.

15.10.190 Building contractors.

For the purpose of providing for the regulation and licensing of building contractors, building contractors are divided into classes as follows:

(1) Building Contractor-A (General). The holder of this license is authorized to construct, alter or repair any type or size of structure permitted by the International Building Code, as amended.

(2) Building Contractor-B (General Limited). The holder of this license is authorized to construct, alter or repair any structure covered by the International Building Code except buildings requiring type I or II fire construction, or buildings in occupancy groups A-1, A-2, A-3 with an occupant load of three hundred (300) or more, E or I as defined in the International Building Code, as amended.

(3) Building Contractor-C (Home Builder). The holder of this license is authorized to construct, alter or repair buildings of three (3) stories or fewer in R-3 and U occupancies as defined in the International Residential Code, as amended.

(4) Building Contractor-D (Specialty). A holder of this license is authorized only to perform construction work in the trade or particular kind of construction work specified in the specialty license and such other work as may be incidental thereto, but such holder shall not contract to do any work other than that specified in such license. Nothing in this Chapter shall prohibit the issuance of one (1) or more specialty licenses for different trades or particular kinds of work to the same person provided, however, that such person shall be first duly examined and qualified by the appropriate board as to each trade or particular kind of construction work.

(5) Apprentices. Apprentices or trainees employed to assist a licensed building contractor need not be licensed, provided such apprentice or trainee performs such work under the supervision of the contractor or an employee of the contractor qualified to perform such work. A licensed contractor who employs any apprentice or trainee shall be responsible for the work performed by such apprentice or trainee.

15.10.200 Electrical contractors.

(a)It shall be unlawful for any person to perform electrical work or engage in the business of an electrical contractor within the County without first being currently registered as an electrical contractor with the Department. A person may register as an electrical contractor upon showing a current Colorado electrical contractor's license and the name and address of the master electrician under whose name the contractor has qualified. No electrical contractor shall be registered by the Department until the contractor pays an annual registration fee, complies with the service of process, provides a Certificate of “Good Standing” from the Colorado secretary of State and meets the insurance requirements of this Code.

(b) It shall be unlawful for any person not currently licensed by or holding a permit issued by the State to engage in or work at the trade or business of a journeyman electrician, master electrician, or residential wireman within the County if such electrical work requires a permit or license under the laws of the State. A residential wireman shall not perform electrical work which is beyond that authorized by such license.

(c) It shall be unlawful for any person licensed by or holding a permit issued by the State to refuse to exhibit proof of such license or permit to the Building Official or to any Department inspector upon the request of the Building Official or an inspector.

(d) Any person may work as an electrician apprentice or trainee working at the trade but shall not do any electrical wiring for or installation of electrical apparatus or equipment for light, heat or power except under the direct supervision of a licensed electrician or residential wireman. Any electrical contractor, journeyman electrician, master electrician or residential wireman who is the employer or supervisor of any electrical apprentice or trainee shall be responsible for the work performed by such apprentice or trainee.

15.10.210 Plumbing contractors.

(a) It shall be unlawful for any person to perform plumbing work or engage in the business of a plumbing contractor in the County without first being currently registered as a plumbing contractor with the Department. A person may be registered as a plumbing contractor upon showing a current Colorado plumbing contractor's license and the name and address of the master plumber under whose name the contractor qualified. No plumbing contractor shall be registered by the Department until the contractor pays an annual registration fee, complies with the service of process, provides a Certificate of "Good Standing" from the Colorado secretary of State and meets the insurance requirements of this Code.

(b)It shall be unlawful for any person not currently licensed by or holding a permit issued by the State to engage in the trade or business of a plumber, master plumber, journeyman plumber or residential plumber within the County if such plumbing work requires such a permit or license under the laws of the State.

(c) It shall be unlawful for any person licensed by or holding a permit issued by the State to refuse to exhibit proof of such permit or license to the Building Official or any Department inspector upon the request of the Building Official or an inspector.

(d) Any person may work as a plumbing apprentice for a licensed plumber but shall not do any plumbing work for which a license is required by the law of the State except under the direct supervision of a licensed plumber. Supervision requires the licensed plumber to be present at the work site to adequately supervise the apprentice at such site. Any plumbing contractor, master plumber, journeyman plumber or residential plumber who is the supervisor or employer of any plumbing apprentice shall be responsible for the work performed by such apprentice.

(e) It shall be unlawful for any person not registered as a plumbing contractor to engage in the business of a plumbing utility contractor without first being licensed therefor by the Plumbing

Board of Appeals. A plumbing utility contractor includes any person who engages in the business of installing one (1) or more of the following: water service lines, building sewers, private fire mains and similar specialty plumbing installations. A person may be licensed to install one (1) or more of such items, but in no event shall such license authorize the licensee to install waste, drain or venting piping. A person licensed as a plumbing contractor or master plumber by the State may be licensed as a plumbing utility contractor to install water service lines and building sewers without examination. In addition, the plumbing utility contractor must meet any related public works requirements.

15.10.220 Mechanical contractors

(a) It shall be unlawful for any person to perform mechanical work or engage in the business of a mechanical contractor in the County without a mechanical contractor's license issued by the Department after examination by the Board of Review. No plumbing contractor shall be registered by the Department as a Mechanical C contractor limited to gas until the contractor pays the annual license fee, provides a Certificate of "Good Standing" from the Colorado secretary of State, complies with the service of process and the insurance requirements of this Code.

(b) It shall be unlawful for any person not currently licensed by the Pueblo County Building Division to engage in the trade or business of a master mechanical contractor, journeyman sheet metal worker, journeyman gas fitter or refrigeration technician within the County if such work requires such as required by this Chapter.

(c) It shall be unlawful for any person issued a license by the Department to refuse to exhibit proof of such license to the Building Official or any inspector of the Department upon the request of the Building Official or an inspector.

(d) Any person may work as a mechanical gas fitter, sheet metal, heating, venting, air conditioning or refrigeration apprentice for a licensed journeyman, but shall not do any work for which a license is required by the Department except under the supervision of a licensed journeyman. Supervision requires the licensed journeyman to be present at the work site to supervise the apprentice at such site. Any mechanical contractor, master or journeyman who is the supervisor or employer of any mechanical apprentice shall be responsible for the work performed by such apprentice.

(e) Any plumbing contractor registered as a plumbing contractor with the Department who desires to perform gas piping installation shall be licensed by the Department. In such case the license issued shall be a Mechanical C contractor's license limited to gas piping work. Any plumbing contractor wishing to perform venting of appliances shall pass a sheet metal exam before a license is issued.

(f) To provide for the regulation and licensing of mechanical contractors and persons performing mechanical work, such persons shall be divided into classes as follows:

(1) Mechanical Contractor-A (HVAC-Refrigeration and Gas). The holder of this license is authorized to the holder thereof to perform any work in the heating, ventilation, air conditioning, refrigeration and gas fields.

(2) Mechanical Contractor-C (Limited). The holder of this license is authorized to perform any one (1) of or any combination of four (4) of the following trades: gas piping, heating, ventilating, air conditioning or refrigeration work in any structure.

(3) Journeyman Gas Fitter. A person certified by the Mechanical Board of Appeals, after examination, may be licensed as a journeyman gas fitter and shall be authorized to engage in and perform gas fitting work under any permit issued to a mechanical contractor.

(4) Journeyman Sheet Metal Worker. A person certified by the Mechanical Board of Appeals, after examination, may be licensed as a journeyman sheet metal worker and shall be authorized to engage in and perform sheet metal work under any permit issued to a mechanical contractor.

(5) Gas Fitter-Welder. A person certified by the Mechanical Board of Appeals, after examination, may be licensed as a gas fitter-welder and shall be authorized to engage in and perform gas pipe welding work under any permit issued to a mechanical contractor.

(6) Apprentice. An apprentice is a person being trained and is not authorized to do any installation, service, repair or layout unless under the direct supervision of a licensed master or journeyman.

15.10.230 Stationary engineers.

(a) It shall be unlawful for any person to have charge of or operate any steam boiler or steam engine, either stationary or portable, except an automatically fired, low pressure hot water and low pressure steam boiler, installed under provisions of this Code within the County without first having obtained the appropriate registration from the Board of Review or for any owner or user to place any person in charge of a steam boiler or steam engine, either stationary or portable, unless such person placed in charge is a duly registered stationary engineer. A person may be registered as a stationary engineer upon showing proof of a current stationary engineer's license. No stationary engineer shall be registered by the Department until the annual registration fee has been paid. Engineers and boiler tenders operating locomotives under the Interstate Commerce Commission or Surface Transportation Board regulations shall be exempt from the requirements of this Section.

(b) All steam boilers and other steam-generating plants or apparatus now installed or to be installed in the County shall be inspected and tested by the State Boiler Inspector under the Colorado State boiler inspection law.

15.10.240 Offenses; criminal penalties; other enforcement.

(a) It shall be unlawful for any person, firm or corporation to knowingly violate, disobey, omit, neglect, refuse or fail to comply with or resist the enforcement of any provision of this Chapter.

(b) It shall be unlawful for any person, firm or corporation to refuse or fail to timely comply with any order issued by the Building Official of the Pueblo County Building Division or other designated representative pursuant to the provisions of this Chapter.

(c) It shall be unlawful for any person, firm or corporation to knowingly make any false statement, representation or certification in any application, record, report, plan or other document filed or required to be maintained pursuant to any requirement of this Chapter.

(d) Any license or registration issued pursuant to the provisions of this Chapter may be suspended or revoked by the appropriate Board for (1) any of the reasons stated in Title 15 or (2) any material violation of the terms of such license or registration or the applicable requirements.

(e) In the event any owner or occupant of premises within the County refuses entry to the Building Official or any inspector or if any premises are locked and the Building Official or any inspector is unable to obtain permission of the owner or occupant to enter, the County Court is authorized to issue an inspection or search warrant authorizing such entry in accordance with the procedures set forth in the Colorado Court Rules.

(f) In the event any person, firm or corporation within the County, or any licensed contractor, fails or refuses to comply with any provision of this Chapter, or any license issued, the County may initiate an action for injunctive relief in any court of competent jurisdiction to compel compliance with said Chapter or license.

(g) The enforcement remedies set forth in this Section are cumulative, and the exercise of anyone (1) or more of them is not dependent upon the exercise of any other remedy, and the exercise of any one (1) or more of them does not constitute any bar or limitation to the exercise of any other.

15.10.250 Common interest community conversions.

Notwithstanding anything in this Title or in any major or secondary code adopted in this Title by reference, the conversion of any building or structure into a residential common interest community, including condominiums, cooperatives and townhomes, shall be treated as a change of occupancy. Before any temporary or regular certificate of occupancy for any newly converted common interest community unit may be issued, the Building Official shall require that the building and the converted unit be made to substantially conform to the requirements of all major and secondary codes adopted in this Title. Additionally, before a certificate of occupancy may be issued, the building and each unit shall each be inspected by the Fire Chief or by a member of the Division of Fire Prevention of the Fire Department and be determined to substantially comply with the Fire Code.

15.10.260 License fees.

Fees required to be paid pursuant to this Title 15 Building and Construction, in connection with any license, registration, examination, license application, plan review, building permit, plumbing permit, mechanical permit, electrical permit, inspection or reinspection, or otherwise required to be paid pursuant to said Title or any code adopted therein by reference, shall be determined and paid in accordance with the current fee schedules adopted by resolution by the Board of County Commissioners.

15.10.270 Renewal License and Registration Fees.

(a) All licenses and registrations shall become delinquent on December 31 of the year issued and shall be renewed annually upon application and payment of the required license or registration fee; subject, however, to the following limitations: the fee for any license or registration renewed after January 31 but on or before March 31 shall be one and one-half times the annual fee for such license; the fee for any license or registration renewed after March 31 but on or before May 31 shall be twice the annual license or registration fee for such license or registration. All required insurance coverage certificates shall be filed and approved before a license or registration is renewed. Any license or registration not renewed before May 31 of the year following its issuance shall thereupon expire and may not be renewed without examination, if examination was required upon issuance of the initial license.

(b) No permit shall be issued to any unlicensed or non-registered person engaged in the construction business, or to any licensed or registered person who is delinquent in payment of his or her annual license or registration fee, or who has failed to comply with a provisional order, or whose license or registration is suspended or revoked, or who is in any manner indebted to the Department, or whose insurance has then expired.

15.10.280 License Applications.

(a) An application fee set by the Board of County Commissioners is required to be paid at the time the license application is submitted to Pueblo County Building Division for review and acceptance. Upon review of the application, the applicant will be notified that either (a) the application cannot be accepted together with a statement of the reasons it cannot be accepted or, if additional information is required, identification of the necessary additional information, or (b) that the application has been accepted and the date or dates upon which examination for the license will be held.

15.10.290 Plan Reviews.

Review of plans by the Department is merely a code compliance review and not a structural or suitability review. Such review shall not relieve the designer, architect, engineer or contractor of responsibility for the structural integrity of the contemplated work or from compliance with all provision of all applicable codes.

All ground mount commercial solar projects are exempt from Plan Review Fees schedule.

15.10.300 Building Permits Applications.

1. General

a. Permits are issued only for work that is described or shown on approved plans or specifications.

b. Permits may not be issued until all required approvals have been received from other governing agencies.

c. Permit fees for all construction projects are based on total contract value, including but not limited to all building structure work, electrical, mechanical, and plumbing systems, and sprinkler work, finish work, overhead, material, labor and profit. Subcontractors will be required to obtain a no-fee permit for their portion of the work.

d. If a contractor or subcontractor is changed from that indicated in the initial list provided before beginning the job, the Building Division shall be notified. If during the course of the job a contractor or subcontractor in which a permit has been issued to is changed, the new contractor or subcontractor will be required to obtain a minimum fee permit.

e. The Department may require the Contractor to file with the Department copies of its contracts with the owner of the work, and with any one or more subcontractors employed in the work.

f. A minimum fee shall be charged for all permits. If a permit is cancelled before any work is done, fees will be refunded except for an administrative service charge.

2. Residential

a. Permit fees for alterations and remodeling shall be based on the contract value.

b. The permit fees for all new construction and for additions to existing structures shall be calculated based upon the Total Valuation of the work. The Total Valuation of the work shall be the aggregate of the value of all classifications of improvements based upon the square footage of the improvements.

3. Manufactured Structures

a. Permit fees for all manufactured structures shall be calculated based upon the total valuation of the work. The total valuation of the work shall be the aggregate of the valuation of all classification of improvement based upon the square footage of the improvements.

b. Certificates of Occupancy for manufactured structures may be obtained from the State of Colorado Division of Housing.

4. Commercial Structures:

Permit fees shall be calculated based upon total contract valuation.

5. Sign, Moving and Wrecking permits:

Permit fees shall be calculated based upon total contract valuation.

15.10.310 Plumbing Permit Fees:

Plumbing permit fees shall be as follows:

On a project that is exclusively limited to plumbing work and does not otherwise require a building permit, the plumbing contractor shall obtain a plumbing permit. All other plumbing permit fees shall be based on contract value and calculated in accordance with the building permit fee schedule adopted by the Board of County Commissioners.

15.10.320 Mechanical Permit Fees:

Mechanical permit fees shall be as follows:

On a project that is exclusively limited to mechanical work and does not otherwise require a building permit, the mechanical contractor shall obtain a mechanical permit. All other mechanical permit fees shall be based on contract value and calculated in accordance with the fee schedule adopted by the Board of County Commissioners.

15.10.330 Electrical Permit Fees:

Electrical permit fees shall be as follows:

On a project that is exclusively limited to electrical work and does not otherwise require a building permit, the electrical contractor shall obtain an electrical permit. All other electrical permit fees shall be based on contract value and calculated in accordance with the building permit fee schedule adopted by the Board of County Commissioners.

15.10.340 Miscellaneous Fees

1. For buildings required to be inspected for regulated use licensing, including but not limited to use for cabarets, hotels, motels, foster care, nursing homes or similar buildings, an inspection fee shall be paid.

2. Inspections conducted outside of normal office hours at the request of a permittee shall require payment of additional inspection fees for inspectors' time reasonably required in inspection for the work and travel to and from the site of the work, with a minimum fee based upon 2 hours per inspector.

3. Reinspection fee

4. There shall be no additional fee for issuance of the final Certificate of Occupancy. Partial, temporary or preliminary occupancy certificates shall be charged an additional fee.

5. Elevator inspection fees shall be charged in accordance with the fee schedule adopted by the Board of County Commissioners.

6. Appeal fee shall be charged in accordance with the fee schedule adopted by the Board of County Commissioners.

Any prior resolution relating to fees charged by the Pueblo Regional Building Department is hereby rescinded and superseded by this Resolution.

Chapter 15.11 - Addressing Standards Adopted

15.11.010 Numbering of Buildings Required.

It shall be the duty of all owners or occupants of all buildings situated in the unincorporated areas of Pueblo County to number them in the manner herein provided.

15.11.020 Number specifications; defacing.

Buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

15.11.030 Numbering System.

The address numbering system shall have a point of reference of First Street and Santa Fe Avenue in the City of Pueblo. From that point of reference, street numbers shall comply with the Pueblo City-County Addressing Standards, published May 2010, on file in the Office of the County Clerk, or as subsequently amended by resolution of the Board of County Commissioners.

15.11.040 Naming of Streets and Roads.

As more fully described in Section IV. E. of the Standards, names will be assigned to prevent duplication and with due consideration for potential public safety implications.

15.11.050 Exception.

Naming of streets and roads by Board of County Commissioners.

The Board of County Commissioners, after due consideration and application of the Standards herein, may exercise its discretion to name a street or road or approve the name of any road or street recommended by the Building Official in unincorporated Pueblo County upon notice given to the Building Official.

15.11.060 Official Responsible; Notice to Owner.

The street naming and numbering of properties shall be under the supervision and control of the Building Official. The Building Official may consult with and receive advice and recommendations from any county department or other governmental entity when determining street names and addresses. The Building Official is authorized and directed to notify the owner and occupant of any change of a building number. Any person who is the owner or occupant of any building in the unincorporated areas of Pueblo County who shall fail, refuse or neglect, for the period of ten (10) days after notice upon him or her by an officer of the Pueblo County Sheriff's Office, to number such building in accordance with such notice, shall be subject to penalty as provided in this Code. Such notice shall assign the proper number to be placed upon the building by the owner or occupant thereof and shall also give specific directions as to all requirements with respect to such numbering.