

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2025-08**

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE COLORADO PLUMBING AND FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE AND THE NATIONAL ELECTRICAL CODE; REPEALING ALL ORDINANCES OF THE TOWN OF PALISADE, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED HEREIN BY REFERENCE.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO:

WHEREAS, pursuant to Section 31-16-201 *et seq.*, C.R.S., the Town of Palisade Board of Trustees has the power to adopt ordinances and a building code; and

WHEREAS, the Palisade Board of Trustees finds that adoption of this Ordinance is necessary to preserve the health, safety and welfare of the citizens of the Town of Palisade.

NOW THEREFORE, BE IT ORDAINED, by the Board of Trustees of the Town of Palisade, as follows:

Section 1. **Legislative Declaration.** The Town of Palisade Board of Trustees finds that it is important for the safety of the citizens of Town of Palisade to have established a current uniform building code. Accordingly, it is necessary to adopt and amend the most recent edition of the International Building Code, together with the International Plumbing Code, the International Mechanical Code, the International Fuel Gas Code, the International Property Maintenance Code, the International Residential Code, the National Electrical Code, the International Energy Conservation Code and the Colorado Model Electric Ready and Solar Ready Code.

Section 2. **Applicability.** This Ordinance shall apply throughout the Town of Palisade, Colorado.

Section 3. **Purpose.** The provisions of this Ordinance have been made with reasonable consideration of, and in accordance with, the public health, safety, morals and general welfare of the public, and the safety, protection, and sanitation of such dwellings, buildings, and structures.

Section 4. That Article I of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE I

General Provisions

Sec. 18-1. Scope.

The codes adopted in this Chapter shall apply throughout the corporate limits of the Town.

Sec. 18-2. Adoption of codes unamended.

All sections of the referenced codes not specifically amended by this Chapter are adopted as published in said codes.

Sec. 18-3. Administration; building official.

The Town Administrator is authorized to act as the Town Building Official by the Board of Trustees, to administer and enforce such codes in conjunction with the County building official as is provided in said codes and in accordance with 31-15-601, C.R.S.

Sec. 18-4. Board of appeals; appeals procedure.

The Board of Trustees accepts the appeals procedures as established in Mesa County Ordinance 008(D).

Sec. 18-5. Conflicts and permits previously issued.

- (a) Any and all ordinances or parts thereof in conflict with this Chapter, to the extent of such conflicts or inconsistencies, are hereby amended; provided, however, that this Chapter shall not affect the construction of buildings for which permits were issued prior to the effective date of the ordinance codified in this Chapter, and all buildings now under construction pursuant to existing permits shall be constructed in conformance with the building code applicable at the time of the issuance of said permit; provided further that no construction authorized by an existing permit shall be altered without complying with the newly adopted building codes. The adoption of this Code shall not prevent the prosecution of violations of any prior ordinance adopting prior building codes which occurred prior to the effective date of the ordinance codified in this Chapter.
- (b) Where this Chapter and the codes adopted herein by reference are in conflict with other ordinances of the Town, the more restrictive provisions shall apply.

Sec. 18-6. Copies of codes on file.

Not less than one (1) copy of each of the primary codes adopted by reference under this Chapter, all certified to be true copies by the Mayor and Town Clerk shall be kept in the office of the Town

Clerk.

Sec. 18-7. Nonliability; nonassumption of duty of care.

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

Sec. 18-8. Violation; penalty.

The penalties imposed for violation of the codes adopted in this Chapter and of the statutory sections authorizing their adoption are as follows:

- (1) Any person violating Articles I through XII of this Chapter or any provision of any adopted code herein is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one hundred dollars (\$100.00) or by imprisonment in the county jail for not more than ten (10) days, or by both such fine and imprisonment.
- (2) Each day during which such illegal erection, construction, reconstruction, alteration, maintenance or use continues shall be a separate offense.
- (3) In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used or maintained in violation of this Chapter or of any provisions of the area building code, the District Attorney, the Board of County Commissioners, the Board of Trustees or any owner of real estate within the area, 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.

Section 5. That Article II of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE II

International Building Code

Sec. 18-9. Adopted by reference.

- (a) The International Building Code, 2024 Edition, as published by the International Code Council, Inc., together with amendments set forth below (hereafter "IBC" or

“International Building Code”) is hereby adopted to provide minimum standards to safeguard life and limb, health, property, and the public welfare by regulating and controlling various matters including, but not limited to the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within the jurisdiction.

- (b) The following chapters of the Appendix of the International Building Code, 2024 Edition, are adopted:

- (1) Chapter C, Group U- Agriculture Building
- (2) Chapter I, Patio Covers
- (3) Chapter P, Sleeping Lofts
- (4) No other chapters of the Appendix of the IBC are adopted

Sec. 18-10. Amendments.

The International Building Code, 2024, is hereby amended as follows:

- (a) Section 101: Section 101.4.4 **Property maintenance** is amended by deletion of this section in its entirety.
- (b) Section 105 Section 105.1 **Required** is amended by the addition of the sentence: “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.”
- (c) Section 105: Section 105.2 **Work exempt from permit** is amended to read:
 - a. “6. Sidewalks, driveways and platforms not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
 - b. “11. Swings and other playground equipment, located outside, of all occupancies covered by this code.
- (d) Section 105: Section 105.2 **Work exempt from permit** is amended by the addition of the following new items:
 - a. “14. Plastic covered crop production shelters where access to public is prohibited.”
 - b. “15. Shade fabric structures 400 square feet or less.”
 - c. “16. Storage containers on active construction sites for short-term utilization, subject to annual review.”
- (e) Section 105: Section 105.6 **Suspension or revocation** is amended by the addition of the sentence to read: “The Building Official may suspend or revoke a permit when a Stop Work Notice is issued in writing by another governing federal, state or local authorities in violation of any ordinance or regulation under their authority.”

- (f) Section 109: Section 109.2 **Schedule of permit fees** is amended by the addition of Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).
- (g) Section 109: Section 109.6 **Refunds** is amended by the addition of the following: "Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance."
- (h) Section 109: Section 109.7 **Fees for agriculture buildings** is amended by the addition of Subsection 109.7 to read: "No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures."
- (i) Section 110: Section 110.7 **Inspections for agriculture buildings** is amended by addition of Subsection 110.7 to read as follows: "No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing."
- (j) Section 111: Section 111.2 **Certificate issued** is amended by deletion of: "or other laws that are enforced by the department" and replaced with: "or other codes referenced in this ordinance."
- (k) Section 111: Section 111.3 **Temporary occupancy** is amended by addition of the following: "Such temporary occupancy shall be limited to the provisions of this code or any other code referenced in this ordinance."
- (l) Section 113: Section 113 **Board of appeals** is amended by deletion of this section in its entirety and replaced with: "The Board of Appeals established in Part 13 shall serve as the Board of Appeals."
- (m) Section 114: Section 114.4 **Violation penalties** is amended by deletion of this section in its entirety and replaced with: "Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in Part 16 of this Ordinance."
- (n) Section 116: Section 116.1 **Unsafe Conditions** is amended by adding a paragraph to read: "The building official may cause the premises to be closed up and secure through any available public agency or contractor arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be lien upon such real estate and may be collected by any other legal resource. The building official may condemn unsafe structures."
- (o) Section 305: Section 305.2.3 **"Twelve" or fewer children in a dwelling unit** is amended by deleting Five and replacing with Twelve.

- (p) Section 308: Section 308.2.4 **Five or fewer persons receiving custodial care** is amended by deleting: “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”
- (q) Section 310: Section 310.4.1 **Care facilities within a dwelling** is amended by deleting: “provided an automatic sprinkler system is installed in accordance with section 903.3.1.3 or with section 2904 of the International Residential Code.”
- (r) Section 310: Section 310.6 **Residential Group R-5** is amended by the addition of Section 310.6 to read as follows: “**Residential Group R-5.** Residential Group R-5 occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment. This occupancy requires that all persons residing within shall, without any assistance, be capable of responding to an emergency situation to complete building evacuation. Such occupancy shall comply with the International Residential Code. This group shall include, but not limited to, the following:

Congregate living facilities (nontransient) with 16 or fewer occupants, for whom supervision is provided on a 24-hour basis within the building, structure or portion thereof”

- (s) Section 1004: Table 1004.5 **Maximum floor area allowances per occupant** is amended to change the maximum floor area allowance per occupant of Agriculture Building from: 300 Gross to 500 Gross.
- (t) Chapter 30: Chapter 30 **Elevators and conveying systems** is amended by the addition of four new sections and subsections to read as follows:

SECTION 3010

PERMITS & CERTIFICATES OF INSPECTION

3010.1 Permits Required. It shall be unlawful to install any new elevator, moving walk, escalator or dumbwaiter or to make alterations to any existing elevator, dumbwaiter or moving walk, as defined in ASME A17.1, without first having obtained a permit for such installations from the building official. Permits shall not be required for maintenance or minor alterations.

3010.2 Certificates of Inspection Required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by an approved inspection agency. Such certificates shall be issued upon payment of prescribed fees and a valid inspection report indicating that the conveyance is safe and that the inspection and tests have been performed in accordance with ASME A17.1. Certificates shall not be issued when the conveyance is posted as unsafe pursuant to Section 3013.

3010.3 Applications for Permits. Applications for a permit to install shall be made on forms provided by the building official, and the permit shall be issued to an owner or the owner’s representative, upon payment of the permit fees specified in this section.

3010.4 Applications for Certificates of Inspection. Applications

for an inspection and certificates of inspection shall be made to an approved inspection agency by the owner of an elevator, dumbwaiter, escalator or moving walk. Fees for inspections and certificates of inspection shall be determined by the approved inspection agency.

3010.5 Fees. A fee for each permit shall be paid to the building official as prescribed in the jurisdiction Permit Fee Schedule.

Section 3011

Design

3011.1 Detailed Requirements. For detailed design, construction and installation requirements see Chapter 16 and the appropriate requirements for ASME A17.1.

Section 3012

REQUIREMENTS FOR OPERATION AND MAINTENANCE

3012.1 General. The owner shall be responsible for the safe operation and maintenance of each elevator, dumbwaiter, escalator and moving walk installations and shall cause periodic inspections to be made on such conveyances as required by this section.

3012.2 Periodic Inspection and Tests. Routine and periodic inspections and tests shall be made as required by ASME A17.1.

3012.3 Alterations, Repairs and Maintenance. Alterations, repairs and maintenance shall be made as required by ASME A17.1.

3012.4 Inspection Costs. All costs of such inspections shall be paid by the owner.

Section 3013

UNSAFE CONDITIONS

3013.1 Unsafe Conditions. When an inspection reveals an unsafe condition of an elevator, escalator, moving walk or dumbwaiter, the inspector shall immediately file with the owner and the building official a full and true report of inspection and unsafe conditions. If the building official finds that the unsafe condition endangers human life, the building official shall cause to be placed on such conveyance, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance that are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed by the building official when satisfied that the unsafe conditions have been corrected.

(u) Section 3109: Section 3109.1 **General** is amended by deletion and replaced with:
“Swimming pools, spas and hot tub barriers shall comply with section 305 of the International Swimming Pool and Spa Code.”

Sec. 18-11. Copies on file and available for sale.

At least one (1) copy of the International Building Code, 2024 Edition, and the adopted Chapters of the Appendix thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said IBC and adopted Appendix shall be available for sale to the public at a moderate price.

Sec. 18-12. Penalties.

- (a) It is unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure in the Town or cause or permit the same to be done, contrary to or in violation of any of the provisions of the IBC.
- (b) Any person, firm or corporation violating any of the provisions of the IBC shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IBC is committed, continued or permitted. Any offense under this Section shall be deemed one of "strict liability." Violation of the IBC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment.
- (c) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IBC. No permit presuming to give authority to violate or cancel the provisions of the IBC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (d) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IBC or any other ordinance or from revoking any certificates of approval when issued in error.

Section 6. That Article III of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE III

Colorado Plumbing and Fuel Gas Code

Sec. 18-13. Adopted by Reference.

- (a) The International Plumbing Code, International Fuel Gas Code and applicable chapters of the International Residential Code published by the International Code Council and as amended and adopted by the State of Colorado Plumbing Board pursuant to Title 12, Article 155 C.R.S., together with amendments set forth below (hereafter “CPFGC” or “Colorado Plumbing and Fuel Gas Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of plumbing systems within the Jurisdiction.

Sec. 18-14. Amendments.

- (a) Fee schedule is amended by the addition of Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).
- (b) Fee refunds is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) Means of appeal is amended by deletion of this section in its entirety and replaced with the following: “The Colorado State Plumbing Board serves as the Board of Appeals for the International Plumbing Code.”

Sec. 18-15. Copies on file and available for sale.

At least one (1) copy of the International Plumbing Code, International Fuel Gas Code, and International Residential Code, 2024 Edition, and the Appendices adopted thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said CPFGC and such Appendices shall be available for sale to the public at a moderate price.

Sec. 18-16. Penalties.

- (a) Any person, firm, or corporation violating any provisions of the CPFGC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the CPFGC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the CPFGC shall be deemed one of "strict liability."

- (b) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the CPFGC. No permit presuming to give authority to violate or cancel the provisions of the CPFGC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations from being carried on thereunder when in violation of the IPC or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 7. That Article IV of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE IV

International Mechanical Code

Sec. 18-17. Adoption by Reference.

- (a) The International Mechanical Code, 2024 Edition, as published by the International Code Council, together with amendments set forth below (hereafter “IMC” or “International Mechanical Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of mechanical systems.

Sec. 18-18. Amendments.

The International Mechanical Code, 2024 Edition, is hereby amended to read as follows

- (a) Section 108: Section 108.2 **Schedule of Permit Fees** is amended by the addition of Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).
- (b) Section 108: Section 108.6 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

- (c) Section 112: Section 112 **Means of appeal** is amended by deletion of this section in its entirety and replaced with the following: "The Board of Appeals established in Part 13 shall serve as the Board of Appeals."
- (d) Section 114: Section 114.4 **Violation penalties** is amended by deletion of the section in its entirety and replaced with the following: "Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Part 16 of this Ordinance."

Sec. 18-19. Copies on file and available for sale.

At least one (1) copy of the International Mechanical Code, 2024 Edition, and Appendices adopted thereto, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IMC and adopted Appendix shall be available for sale to the public at a moderate price.

Sec. 18-20. Penalties.

- (a) It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, use or maintain any mechanical system or equipment or cause to or permit the same to be done in violation of the IMC, as adopted.
- (b) Any person, firm or corporation violating any of the provisions of the IMC, as adopted, shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment, and shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the IMC is committed, continued or permitted. Said offense shall be deemed one of "strict liability."
- (c) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or any approval of, any violation of the provisions of the IMC. No permit presuming to give authority to violate or cancel the provisions of the IMC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (d) The issuance or granting of a permit or approval of a plan shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing construction operations from being carried on thereunder when in violation of the IMC or any other ordinance or from revoking any certificates of approval when issued in error.

Section 8. That Article V of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE V

International Existing Building Code

Sec. 18-21. Adopted by reference.

- (a) The International Existing Building Code, 2024 Edition, as published by the International Code Council, together with amendments set forth below (hereafter “IEBC” or “International Existing Building Code”) is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of existing buildings within the Jurisdiction.

Sec. 18-22. Amendments.

The existing building code adopted in Article VI is hereby amended as follows:

- (a) Section 108: Section 108.2 **Schedule of permit fees** is amended by the addition of Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).
- (b) Section 108: Section 108.6 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”
- (c) Section 112: Section 112 **Board of appeals** is amended by deletion of this section in its entirety and replaced with the following: “The Board of Appeals established in Part 13 shall serve as the Board of Appeals.”
- (d) Section 113: Section 113.4 **Violations** is amended by deletion of this section in its entirety and replaced with the following: “Any person who violates a provision of the code or fails to comply with any of the requirements thereof shall be subject to the penalties prescribed in Part 16 of this Ordinance.”

- (e) Section R115: Section R115 **Unsafe buildings and equipment** is amended by deletion of this section in its entirety and replaced with: "As amended in section 116 of the 2024 International Building Code."

Sec. 18-23. Copies on file and available for sale.

At least one (1) copy of the International Existing Building Code, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IEBC shall be available for sale to the public at a moderate price.

Sec. 18-24. Penalties.

- (a) Any person, firm or corporation violating any provisions of the IEBC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment of not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IEBC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IEBC shall be deemed one of "strict liability."
- (b) The issuing of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IEBC. No permit presuming to give authority to violate or cancel the provisions of the IEBC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IEBC or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 9. That Article VI of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VI

International Residential Code

Sec. 18-25. Adopted by reference.

- (a) The International Residential Code, 2024 Edition, published by the International Code Council, together with amendments set forth below (hereafter "IRC" or

“International Residential Code”) is hereby adopted for regulating the design, construction, quality of materials, erection, installation, alteration, location, repair, location, relocation, replacement, addition to, use and maintenance of one-and two family dwellings and townhouses not more than three stories in height within the Jurisdiction.

(b) The following chapters of the Appendix of the International Residential Code, 2024 Edition, are adopted:

- (1) Appendix BB, Tiny Houses
- (2) Appendix BF, Patio Covers
- (3) Appendix BO, Existing Buildings and Structures
- (4) Appendix CB, Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances and Appliances Listed for Use with Type B Vents
- (5) Appendix CC, Recommended Procedure for Safety Inspection of an Existing Appliance Installation
- (6) No other Appendix chapters of the IRC are adopted

Sec. 18-26. Amendments.

The International Residential Code, 2024 Edition, is hereby amended as follows:

- (a) Section R101: Section R101.2 **Scope** is amended by moving Owner-occupied lodging houses with five or fewer guestrooms from exception to scope.
- (b) Section R101: Section R101.2 **Scope** is amended by moving a care facility with five or fewer persons receiving custodial care within a dwelling unit from exception to scope.
- (c) Section R101: Section R101.2 **Scope** is amended by moving a care facility with five or fewer persons receiving care that are within a dwelling unit from exception to scope.
- (d) Section 101: Section 101.2 **Scope** is amended by the addition to scope: “Child Care Facilities as permitted under HB21-1222, but not to exceed 12 Children.”
- (e) Section 101: Section 101.2 **Scope** is amended by the addition to scope: “Residential Group R-5, as defined in the IBC.”

(f) Section 102: Section 102.6 **Existing structures** is amended by deletion of: “International Property Maintenance Code.”

(g) Section R104: Section R104.2.3.1 **Flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following: “No permit will be issued without review and approval from the local jurisdiction floodplain administrator.”

(h) Section R104: Section R104.3.1 **Determination of substantially improved or substantially damaged existing buildings in flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following: “No permit will be issued without review and approval from the jurisdiction floodplain administrator.”

(i) Section R105 Section R105.1 **Required** is amended by the addition of the sentence: “Each separate building, structure, pool, retaining wall, etc. shall require a separate permit.”

(j) Section R105: Section R105.2 **Work exempt from permit** is amended to read:

(1) “5. Sidewalks, Driveways and Platforms not more than 30 inches above the adjacent grade and not over any basement or story below.”

(2) “7. Temporary (removable) prefabricated swimming pools installed for a maximum of 180 days per year.”

(3) “8. Swings, playhouses and other playground equipment.”

(4) “10. Decks that are not more than 30 inches above grade at any point.”

(k) Section R105: Section 105.2 **Work exempt from permit** is amended by the addition of the following new items:

(1) “11. Re-siding of buildings regulated by this code.”

(2) “12. Roof recover of buildings regulated by this code that do not exceed Limits of Section R908.4 and 908.4.1”

(3) “13. Plastic covered crop production shelters where access to the public is prohibited.”

(l) Section R106: Section R106.1.4 **Buildings in flood hazard areas** is amended by the deletion of this section in its entirety and replaced with the following:

“The local jurisdiction floodplain administrator will be responsible for adherence to applicable regulations under their authority. A final verification and approval from the floodplain administrator will be given prior to issuance of a Certificate of Occupancy.”

(m) Section R106: Section R106.3.1 **Construction documents** is amended by deletion of the second sentence of the first paragraph: “One set of construction documents so reviewed shall be retained by the Building Official.”

(n) Section R106: Section R106.5 **Retention of construction documents** is amended by deletion of this section in its entirety.

(o) Section R108: Section R108.2 **Schedule of permit fees** is amended to add Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).

(p) Section R108: Section R108.5 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: “Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance.”

(q) Section R108: Section R108.7 **Fees for agriculture buildings** is amended by the addition of Subsection R108.7 to read: “No fees shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. This agriculture building fee exemption does not include fees for electrical, mechanical and plumbing permits for said structures.”

(r) Section R109: Section R109.5 **Inspections for agriculture buildings** is amended by addition of Subsection R109.5 to read as follows: “No inspections shall be required for a building permit obtained for Agriculture Buildings defined as buildings or structures used for the sole purpose of providing shelter for agricultural implements, farm products, livestock or poultry, that is not a place of employment or open to the public. However, this exemption is not an exception of the minimum building standards set forth in the International Building Code, or to the other requirements for inspections for electrical, mechanical and plumbing.”

(s) Section R110: Section R110.2 **Certificate issued** is amended by deletion of: “or other laws that are enforced by the department” and replaced with: “or other codes referenced in this ordinance.”

(t) Section R110: Section R110.3 **Temporary occupancy** is amended by addition of the following: “Such temporary occupancy shall be limited to the provisions of this code or other codes referenced in this ordinance.”

(u) Section R112: Section R112 **Board of appeals** is amended by deletion of this section in its entirety and replaced with: “The Board of Appeals established in Part 13 shall serve as the Board of Appeals.”

(v) Section R113: Section R113.4 **Violation penalties** is amended by deletion of the section in its entirety and replaced with the following: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof shall be subject to the penalties as prescribed in Part 16 of this Ordinance.”

(w) Section R115: Section R115 **Unsafe structures and equipment** is amended by addition to read: “As amended in section 116 of the 2024 International Building Code.”

(x) Section R202: Section R202 **Definitions** is amended to read:

a. “Dwelling. Any *building* that contains one or two *dwelling units* used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. Dwelling is not defined as a *building* that is used, intended, or designed to be separated as individually owned properties. See definition of *townhouse*.”

b. “Townhouse. A *building* that contains two or more attached *townhouse units*.”

(y) Section R302: Table R302.1 (1) **Exterior walls** is amended by changing the following:

a. “Walls (not fire resistance rated) Minimum Fire Separation Distance = 3 feet”

b. “Projections (not fire resistance rated) Minimum Fire Separation Distance = 2 feet”

c. “Openings (unlimited) Minimum Fire Separation Distance = 3 feet”

d. “Openings, deleted 25% Maximum of Wall Area/ 0 Hours/ 3 feet”

e. “Penetrations (all) Minimum Fire Separation Distance < 3 feet, compliance with Section R302.4 and at 3 feet or greater, no requirements.”

(z) Section R302: Section R302.2 **Townhouses** is amended for the purpose of this section to read: "Townhouse shall include two (2) or more attached townhouse units as defined in Section R202."

(aa) Section R302: Section R302.3 **Two-family dwellings** is amended for the purpose of this section to read: "Two-family dwelling does not include buildings that are used, intended, or designed to be separated as individually owned properties. See definition of townhouse."

(bb) Section R306: Section R306 **Flood-resistant construction** is amended by deletion of this section in its entirety and delegating authority to the local jurisdiction floodplain administrator.

(cc) Section R309: Section R309.1 **Townhouse automatic sprinkler systems** is amended by deletion of this section and replaced with the following: "An automatic sprinkler system shall be installed in townhouses that contain more than four townhouse units. **Exception:** 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."

(dd) Section R309: Section R309.2 **Automatic fire sprinkler systems** is amended by the deletion of "shall be installed" and replaced with "may be installed".

(ee) Section R317: Section R317.1 **Floor surface** is amended by the deletion of the second paragraph.

(ff) Section R317: Section R317.5 **Fire sprinklers** is amended by deletion of this section in its entirety.

(gg) Section R319: Section R319.1 **Emergency escape and rescue openings required** first sentence is amended to read: "Basements, floors above grade plane, habitable attics, the room to which a sleeping loft is open and every sleeping room shall have not less than one operable emergency escape and rescue opening."

(hh) Section R319: Section R319.1 **Emergency escape and rescue openings required** is amended by the addition of the following exception:

a. "5. Storage rooms located above a garage and accessed only through the garage."

(ii) Section R322: Section R322.1 **Dwelling units or sleeping units** is amended by deletion of this section in its entirety.

(jj) Section R323: Section R323 **Elevators and Platform Lifts** is amended by deletion of this section in its entirety.

(kk) Section R325: Section R325.1.2 **Natural ventilation** Exception 3 is amended by deletion in its entirety and replacing with the following: "Required ventilation openings shall be permitted to open into a thermally isolated sunroom or roofed porch, deck, or patio where the space has adequate openings to the outside."

(ll) Section R328: Section R328.1 **Swimming pools, spas and hot tubs** is amended by deletion of this section in its entirety.

(mm) Section R333: Section R333 **Wildfire hazard areas** is amended by the addition of Section R333.

Section R333 Requirements in Wildfire Hazard Areas.

a. Section R333.1 Wildfire Hazards defined. Areas that have wildfire hazard rating of medium or above (as shown on the Mesa County Wildfire Hazard Map).

b. Section R333.2 Roof Covering. Roof coverings for new buildings or structures or additions thereto or roof covering utilized for re-roofing, shall be Class A or B, tested in accordance with ASME E108 or UL790 or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

c. Section R333.3 Roof Valleys. Where provided, valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

d. Section R333.4 Underfloor Enclosure. Buildings or structures shall have underfloor areas with habitable space located above enclosed to the ground with exterior walls.

Exception: Complete enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction, fire-retardant-treated wood or heavy timber construction. Fire-retardant-treated wood shall be labeled for

exterior use and meet the requirements of Section 2303.2 of the International Building Code.

e. Section R333.5 Vents. Where provided, attic ventilation openings, foundation or underfloor vents, or ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m²) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

f. Section R333.6 Moved Buildings. Any building or structure moved within or into any Wildfire Hazard Area shall be made to comply with all the requirements for new buildings in the Wildfire Area.

g. Section R333.7 Replacement or repairs to buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall meet the requirements of this section for new construction.

(nn) Chapter 11 (eleven): Chapter 11 (eleven) **Energy efficiency** is amended by the deletion of this chapter in its entirety, and replace with: "See 2021 International Energy Conservation Code as adopted for energy code requirements."

Sec. 18-27. Copies on file and available for sale.

At least one (1) copy of the International Residential Code, 2024 Edition, and the Chapters of the Appendix adopted herein, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of the IRC shall be available for sale to the public at a moderate price.

Sec. 18-28. Penalties.

- (a) Any person, firm or corporation violating any of the provisions of the IRC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IRC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IRC shall be deemed one of "strict liability."
- (b) The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the IRC. No permit presuming to give authority to violate or

cancel the provisions of the IRC shall be valid, except insofar as the work or use, which it authorized, is lawful.

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

Section 10. That Article VII of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VII

International Energy Conservation Code

Sec. 18-29. Adopted by reference.

- (a) The International Energy Conservation Code, 2021 Edition, published by the International Code Council, (hereafter "IECC" or "International Energy Conservation Code") (or more current published energy compliance standards used in its entirety as approved by the Building Official) is hereby adopted as the Energy Conservation Code of County of Mesa regulating design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the Jurisdiction.

Sec. 18-30. Amendments

- (a) Section 103: Section R103.5 **Retention of construction documents** is hereby amended by deletion of this section in its entirety.
- (b) Section C104 & Section R104: Section C104.2 & Section R104.2 **Schedule of permit fees** are amended by the addition of the Ordinance, Exhibit A, Mesa County Building Department Fee Schedule. (Copy of Exhibit A, Mesa County Building Department Fee Schedule, is on file in the Building Inspection office.)
- (c) Section C104 & Section R104: Section C104.5 & Section R104.5 **Refunds** is amended by the deletion of this section in its entirety and replaced with the following: "Building permit fees may be refunded at the rate of 85% of the building permit fee provided the project for which the permit was issued has not commenced and/or inspections have not been conducted. No refunds will be made after work has commenced or after 180 days of issuance."

- (d) Section C110 & Section R110: Section C110 & Section R110 **Board of appeals** are amended by deletion of these sections in their entirety and replaced with: “The Board of Appeals established in Part 13 of the Ordinance, shall serve as the Board of Appeals.”
- (e) Section C111 & Section R111: Section C111 & Section R111 **Duties of the code official** are hereby amended by the addition of these sections: “The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.”
- (f) Section R402: Table R402.1.3 **Insulation minimum R-values and fenestration requirements by component** is amended by changing to the following values from the 2024 International Energy Conservation Code:

5 and Marine 4	0.30 _i	0.5 ₅	N R	49 or 30ci _j	30 or 20&5ci ^h or 13&10ci _h or 0&20ci ^h	13/1 7	30 or 19&7.5ci or 15ci	15ci or 19 or 13&5ci _i	10ci _i , 4 ft ^k	15ci or 19 or 13&5ci _i
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- (g) Section R402: Table R402.1.3 **Insulation minimum R-values and fenestration requirements by component** is amended by adding the following footnotes:
- “j. Insulation entirely above roof deck.”
 - “k. Slab insulation shall be installed in accordance with Section R402.2.9.1.”
- (h) Section R402: Section R402.2.9.1 **Slab-on-grade floor insulation installation** is amended by the deletion of the second sentence and replaced with the following: “Insulation located below grade shall be extended the distance provided in Table R402.1.3, but need not exceed the footing depth in accordance with Section R403.1.4 of the *International Residential Code*.”
- (i) Section R408: Section R408.2 **Additional efficiency package options** is amended by the addition of the following sentence at the end of the section: “As an alternative, additional efficiency measures and credits complying with section R408 of the 2024 *International Energy Conservation Code*, shall be deemed equivalent.”
- (j) Section R404: Section R404.2 **Interior lighting controls** is amended by the deletion of this section in its entirety.

Sec. 18-31. Copies on file and available for sale.

At least one copy of the International Energy Conservation Code, 2021 Edition, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the

office of the Town Clerk or Building Official. Copies of said IECC shall be available for sale to the public at a moderate price.

Sec. 18-32. Penalties.

- (a) Any person, firm or corporation violating any provisions of the IECC shall be punished by a fine of not more than three hundred dollars (\$300.00), or imprisonment for not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the IECC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the IECC shall be deemed one of "strict liability."
- (b) The issuance of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of IECC. No permit presuming to give authority to violate or cancel the provisions of the IECC shall be valid, except insofar as the work or use, which it authorized, is lawful.
- (c) The issuance of or granting of a permit or approval of plans shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications, or from preventing construction operations being carried on thereunder when in violation of the IECC, or any other ordinance, or from revoking any certificate of approval when issued in error.

Section 11. That Article VIII of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE VIII

Colorado Model Electric and Solar Ready Code

Sec. 18-33. Adopted by reference

- (a) The Colorado Model Electric Ready and Solar Ready code language developed for adoption by the Energy Code Board, pursuant to Section 24-38.5-401(5), as required by HB22-1362, is adopted as written at the time of this code adoption to regulate the design, construction, quality of materials, erection, installations, alterations, repair, location, relocation, replacement, additions to, use and maintenance of the building envelope, mechanical, lighting and power systems within the Jurisdiction.

Section 12. That Article IX of Chapter 18 of the Palisade Municipal Code is hereby repealed and reenacted to read as follows:

ARTICLE IX

National Electrical Code

Sec. 18-34. Adopted by reference.

- (a) The National Electrical Code published by the National Fire Protection Association as amended and adopted by the State of Colorado Electrical Board pursuant to Title 12, Article 23 C.R.S. (hereafter "NEC" or "National Electrical Code") is hereby adopted to regulate the design, construction, quality of materials, erection, installation, alteration, location, relocation, replacement, addition to, use and maintenance of electrical systems in the Jurisdiction.

Sec. 18-35. Amendments

Applicants shall pay for each electrical permit at the time of issuance, a fee for electrical permits and inspections as determined by Exhibit A Mesa County Building Department Fee Schedule. (Copy of Exhibit A Mesa County Building Department Fee Schedule, is on file in Building Inspection Office).

Sec. 18-36. Copies on file and available for sale.

At least one (1) copy of the National Electrical Code, together with one (1) copy of the ordinance codified in this Chapter, shall be kept on file in the office of the Town Clerk or Building Official. Copies of said NEC shall be available for sale to the public at a moderate price.

Sec. 18-37. Penalties.

- (a) Any person, firm or corporation violating any provisions of the NEC shall be punished by a fine of not more than three hundred dollars (\$300.00), or by imprisonment for not more than ninety (90) days or by both such fine and imprisonment. Each separate day or any portion thereof, during which any violation of the NEC occurs or continues, shall be deemed to constitute a separate offense and, upon conviction thereof, shall be punishable as herein provided. Any municipal offense under the NEC shall be deemed one of "strict liability."
- (b) The issuance of or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of the provisions of the NEC. No permit presuming to give authority to

violate or cancel the provisions of the NEC shall be valid, except insofar as the work or use, which it authorized, is lawful.

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

Section 13. Table 108-A Fee Schedule

All fees related to the activities of the Mesa County Building Department in relation to public compliance with the adopted Building Codes are given in the Mesa County Building Department Fee Schedule attached to this Ordinance as Exhibit A and incorporated herein by this reference. In general, fees include permit fees, plan review fees and inspection fees. All questions regarding the calculation of fees for any specific project should be directed to the Mesa County Building Department.

Section 14. Repeal. Any ordinance of the Town of Palisade, or part thereof, whose provisions are in conflict with this ordinance, including but limited to, Articles II, III, IV, V, VI, VII, VIII, and IX of Chapter 18 of the Palisade Municipal Code are hereby repealed. Provided, however, this ordinance shall not affect the construction of buildings for which permits were issued prior to the effective date of this ordinance. All buildings now under construction pursuant to existing permits shall be constructed in conformance with the buildings codes applicable at the time of issuance of such permit. Provided further however, no construction authorized by an existing permit shall be altered without complying with the newly adopted building codes. The adoption of this ordinance shall not in any way prevent the prosecution of violations of any previous ordinance adopting previous building codes which occurred prior to the effective date of this ordinance. Where this ordinance and the codes adopted by reference herein are in conflict with other resolutions or ordinances of the Town of Palisade, Colorado, the more restrictive provision shall apply.

Section 15. Severability. Each section of this ordinance is an independent section and the holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or part thereof.

Section 16. Effective Date. Pursuant to Section 31-16-203, C.R.S., as amended, a public notice shall be published twice in a newspaper of general circulation within the Town, once at least fifteen (15) days preceding a public hearing, and once at least eight (8) days preceding the public hearing. The notice shall state the time and place of the hearing, shall state that copies of the primary codes to be considered for adoption are on file with the Town Clerk and are open to public inspection, shall contain a description deemed sufficient to give notice to interested persons of the purpose of the primary codes, the subject matters of said codes and the name and address of the

agency by which it has been enacted. The public hearing on the adoption of this ordinance was held on September 9, 2025.

This ordinance shall be in full force and effect following adoption and approval by the Board of Trustees and thirty (30) days following the publication of the within ordinance.

INTRODUCED, READ, AND PUBLIC NOTICE ORDERED PUBLISHED, at a regular meeting of the Palisade Board of Trustees, on August 26, 2025.

INTRODUCED A SECOND TIME at a regular meeting of the Board of Trustees of the Town of Palisade, Colorado held on September 9, 2025, PASSED, ADOPTED AND ORDERED PUBLISHED PURSUANT TO LAW.

TOWN OF PALISADE, COLORADO

By:


Greg Mikolaj, Mayor

ATTEST:


Keli Frasier, CMC Town Clerk



EXHIBIT A
MESA COUNTY BUILDING DEPARTMENT FEE SCHEDULE

All fees related to the activities of the Mesa County Building Department in relation to public compliance with the adopted Building Codes are given in this Exhibit A. In general, fees include permit fees, plan review fees and inspection fees. All questions regarding the calculation of fees for any specific project should be directed to the Mesa County Building Department.

Table 1A- Mesa County Building Department Fees

Fee #	Fee Description	Fee Value
	Applies to any project subject to the "Group" and "Type of Construction" identified by the 2003 International Building Code. The fee associated with any project type separately listed in this table will supersede this Permit Fee.	Table 2
	Permit Fees generally include the permit and the inspections to support a project. Re-inspection and additional plan review fees may also apply.	
	Plan Review Fees in addition to the Permit Fee: New Commercial Construction, Addition, or Alteration to Commercial Building	Maximum 50% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
1	New One- and Two-Family residences and Townhouses (R-3): Applies to new one and two family and townhouse projects. The Building Department has the discretion to apply this fee or a portion thereof.	Maximum 15% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department
	Residential Submittal Fee: Applies to residential projects that hold a risk of non-issuance after staff intake and review, as determined by the Building Official.	Maximum of \$250 non-refundable fee, to be applied to the permit fee at the time of issuance
	Third Party Plan Review: The Building Department may require certain projects to have plan reviews completed by a third party. Any costs between the applicant and the third party reviewer are negotiated and charged directly between the parties. The Building Department may assess an additional fee associated for the Building Department's additional review.	Maximum 20% of the Value of the Calculated Permit Fee as determined to be appropriate by the Building Department

Table 1B- Mesa County Building Department Fees (continued)**Fees Related to Administration/Inspections**

Fee #	Fee Description	Fee Value
2	Inspections outside of normal business hours (2 hour minimum)	\$60. ⁰⁰ per hour per person
3	Inspections or plan review for which no fee is specifically indicated	\$50. ⁰⁰ per hour per person
4	Re-inspection Fee	\$50. ⁰⁰ first re-inspection \$100. ⁰⁰ for addition re-inspection on same violation
5	Same day inspection if staff is available	\$100. ⁰⁰ in addition to required Re-inspection fee (4)
6	When inspections are required after Temporary Certificate of Occupancy expires Extensions before TCO expires	\$250. ⁰⁰ \$100. ⁰⁰
7	Administrative functions not covered in other fees (i.e. condemnations, oversight of unsafe conditions, etc.)	\$75. ⁰⁰ per hour per person

Project Specific Permit Fees

Fee #	Fee Description	Fee Value
8	Demolition Permit	\$50. ⁰⁰
9	Move on Houses Permit Fee	Table 2 ⁽²⁾
10	Signs Illuminated and Non Illuminated Permit Fee	Table 2 ⁽¹⁾
11	Mechanical, Electrical, Plumbing, Hot Tubs, Pools & Spas Permit Fee	Table 2 ⁽¹⁾
12	Manufactured Home (HUD) Permit Fee (Utilities Only)	\$150. ⁰⁰
13	Manufactured Home (HUD) on required Permanent Foundation Permit Fee	\$200. ⁰⁰
14	International Residential Code (IRC) Certified Homes Permit Fee on required Permanent Foundation and Utilities only IRC Certified Homes with On-Site Construction Inspections Verified by Mesa County Building Department	\$200. ⁰⁰ Table 2 ⁽¹⁾
15	Office/ Construction Trailer Permit Fee	\$150. ⁰⁰ per section
16	Change in Use/ Occupation Valuation Permit Fee Under \$2,000 Valuation Over \$2,000 Valuation	\$50. ⁰⁰ Table 2 ⁽¹⁾
17	First reactivation of expired permit	\$50. ⁰⁰
18	Additional reactivation or release of non-compliance	\$50. ⁰⁰ per trade included

19	Decks, Patio Covers, Storage Sheds & Open Carports Permit Fee Less than 400 sq. ft. in area and accessory to residences	\$50. ⁰⁰
	Plumbing, Electrical & Mechanical	Table 2 (1)
	Over 400 sq. ft. in area: Valuation Calculated at \$15.00 per sq. ft.	Table 2
20	Intermodal Shipping Container Shed/Storage with No Utilities or Attached Construction	\$50. ⁰⁰
21	Work Commencing before Permit Issuance (at Building Official discretion)	2x Permit Fee

(1) "Total Valuation" is the actual cost of project labor and materials.

(2) "Total Valuation" is determined by Table 3A and 3B.

Table 2- Mesa County Permit Fee Schedule

Total Valuation	Permit Fee (All Permit Fees Rounded up to the next dollar)
Up to \$1200. ⁰⁰	\$50. ⁰⁰
\$1200. ⁰¹ to \$2,000	\$50. ⁰⁰ for the first \$1200. ⁰⁰ plus \$2. ²⁰ for each additional \$100. ⁰⁰ or fraction thereof, to and including \$2,000
\$2,000. ⁰¹ to \$25,000	\$68. ⁰⁰ for the first \$2,000. ⁰⁰ plus \$9. ⁹⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$25,000
\$25,000. ⁰¹ to \$50,000	\$295. ⁷⁰ for the first \$25,000. ⁰⁰ plus \$7. ²⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$50,000
\$50,000. ⁰¹ to \$100,000	\$475. ⁷⁰ for the first \$50,000. ⁰⁰ plus \$5. ⁰⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$100,000
\$100,000. ⁰¹ to \$500,000	\$725. ⁷⁰ for the first \$100,000. ⁰⁰ plus \$3. ⁹⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$500,000
\$500,00. ⁰¹ to \$1,000,000	\$2,285. ⁷⁰ for the first \$500,000. ⁰⁰ plus \$3. ³⁰ for each additional \$1,000. ⁰⁰ or fraction thereof, to and including \$1,000,000
\$1,000,000. ⁰¹ And up	\$3,935. ⁷⁰ for the first \$1,000,000. ⁰⁰ plus \$2. ²⁰ for each additional \$1,000. ⁰⁰ or fraction thereof

Notes:

- To determine the Total Valuation for new construction or additions, select the applicable Square Foot Construction Cost multiplier in Table 3A and 3B- Building Valuation Data. The product of the identified multiplier and the area, in square feet, of the outside dimension of the proposed construction project is the Total Valuation.
- The Total Valuation for remodels is the actual labor and material cost of the project.

Table 3A- Building Valuation Data

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, Theaters, with stage	160.69	153.29	149.76	143.55	133.59	132.90	138.98	123.75	119.25
A-1 Assembly, Theaters, without stage	148.41	141.02	137.48	131.28	121.31	120.63	126.71	111.47	106.98
A-2 Assembly nightclubs	118.34	115.03	112.14	107.94	100.98	99.751	104.00	91.98	88.94
A-2 Assembly, restaurants, bars, banquet halls	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
A-3 Assembly, churches	149.66	142.27	138.73	132.52	122.51	121.82	127.96	112.67	108.17
A-3 Assembly, general, community halls, libraries, museums	119.71	111.78	107.24	102.03	91.08	91.39	97.46	81.24	77.74
A-4 Assembly, arenas	117.34	114.03	110.14	106.94	98.98	98.75	103.00	89.98	87.94
B Business	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
E Educational	128.37	124.05	120.50	115.17	106.24	103.73	111.36	94.92	91.38
F-1 Factory and industrial, moderate hazard	74.13	70.68	66.42	64.36	55.62	56.61	61.75	47.42	45.06
F-2 Factory and industrial, low hazard	73.13	69.68	66.42	63.36	55.62	55.61	60.75	47.42	44.06
H-1 High Hazard, explosives	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	NP
H234 High Hazard	69.75	66.29	63.04	59.97	52.43	52.42	57.36	44.23	40.88
H-5 HPM	119.85	115.54	111.79	106.56	95.15	94.65	102.31	84.79	81.61
I-1 Institutional, supervised environment	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
I-2 Institutional incapacitated	200.36	196.04	192.30	187.07	175.32	NP	182.81	164.96	NP
I-3 Institutional, restrained	137.99	133.67	129.93	124.70	114.47	112.98	120.44	104.12	98.94

Table 3A- Building Valuation Data (continued)

Group	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
1-4 Institutional, day care facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
M Mercantile	88.15	84.83	80.95	71.74	70.26	70.02	73.81	61.26	59.22
R-1 Residential, hotels	120.33	116.24	113.15	108.61	99.80	99.75	105.41	91.83	88.25
R-2 Residential, multi-family	100.33	96.24	93.15	88.61	79.95	79.90	85.56	71.98	68.40
R-3 Residential, one and two-family	96.19	93.52	91.22	88.71	84.51	84.36	87.22	80.46	74.68
R-4 Residential, care/assisted living facilities	119.19	115.10	112.01	107.47	98.61	98.56	104.22	90.64	87.06
S-1 Storage, moderate hazard	68.75	65.29	61.04	58.97	50.43	51.42	56.36	42.23	39.88
S-2 Storage, low hazard	67.75	64.29	61.04	57.97	50.43	50.42	55.36	42.23	38.88
U Utility, miscellaneous	52.28	49.43	46.49	44.17	38.31	38.31	41.69	31.50	29.99

Notes:

1. Private Garages use Utility, miscellaneous Group
2. Unfinished basements (all use groups) = \$15.⁰⁰ per sq. ft.
3. For shell only buildings, deduct 20 percent
4. N.P. = Not Permitted
5. Complete unfinished residential basements \$40.⁰⁰ per sq. ft.
6. The values in this table are from the 2003 International Building Code (IBC). This reference to the 2003 IBC is intended to only apply to the values listed in this Table. For all other requirements of the Mesa County Building Code, including the definition of any Group or Construction Type, the version of the IBC that applies is the one adopted by the Building Department.

PUBLIC NOTICE

Public notice is hereby given that at a regular meeting of the Board of Trustees of the Town of Palisade, Colorado, to be held on September 9, 2025, at 6:00 p.m. at the Palisade Civic Center, 341 W. 7th Street, Palisade, Colorado, the Board will hold a public hearing to consider an Ordinance entitled:

AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO, ADOPTING AND AMENDING THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, THE COLORADO PLUMBING AND FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE, THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE AND THE NATIONAL ELECTRICAL CODE; REPEALING ALL ORDINANCES OF THE TOWN OF PALISADE, IN CONFLICT OR INCONSISTENT HERewith; PROVIDING PENALTIES FOR VIOLATION OF THE PROVISIONS OF THESE PRIMARY CODES; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE AND THE CODES ADOPTED HEREIN BY REFERENCE.

The “International Building Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, for the purpose of “establishing minimum standards for the regulation and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use and occupancy, maintenance or demolition of any building or structure or any appurtenances connected or attached to such buildings or structures except for one- and two-family dwellings and townhouses.”

The “International Fuel Gas Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, for the purpose of “establishing minimum standards for the regulation and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use and occupancy, maintenance or use of fuel gas systems.”

The “International Plumbing Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, for the purpose of “establishing minimum standards for the regulation and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of any plumbing system.”

The “International Mechanical Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, for the purpose of “establishing minimum standards for the regulation and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of heating, ventilating, cooling, refrigeration system, incinerators, or other miscellaneous heat-producing appliances.”

The “International Existing Building Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, for the purpose of establishing minimum requirements for existing buildings using prescriptive and performance-related provisions to encourage the use and reuse of existing buildings. This code covers repair, alteration, addition, and change of occupancy for existing buildings and historic buildings, while achieving

appropriate levels of safety without requiring full compliance with the new construction requirements contained in the other I-Codes

The “International Residential Code”, 2024 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington D.C. 20001, for the purpose of “establishing minimum standards for the regulation and control of the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use and occupancy, maintenance or demolition of one- and two- family dwellings not more than three stories in height and their accessory structures.”

The “International Energy Conservation Code”, 2021 Edition, is published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, for the purpose of “establishing minimum standards for the regulation of the design and construction of buildings for the effective use of energy. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve the effective use of energy”.

The “Colorado Model Electric Ready and Solar Ready Code” was published by the Colorado Energy Office and the Colorado Department of Local Affairs on June 1, 2023, as required by HB22-1362 to regulate the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems.

The “National Electrical Code”, 2021 Edition, is published by the National Fire Protection Association, One Battery March Park, Quincy, Massachusetts 02169, for the purpose and subject “of minimum regulations for the practical safeguarding of persons and property from the hazards arising from the use of electricity.”

PLEASE TAKE NOTICE that the Ordinance to be considered at said public hearing also contains proposed amendments to the primary codes to be adopted by reference, provides for penalties for violations of the provisions of the primary codes in said Ordinance, provides for the maintenance of official copies of such codes, provides for the sale of copies of such codes, provides for repeal of certain existing Town ordinances, and provides for the effective date of the Ordinance to be considered at said public hearing.

PLEASE FURTHER TAKE NOTICE that copies of the primary code being considered for adoption, and copies of the proposed Ordinance adopting said code, are on file with the Palisade Town Clerk and are available for public inspection during regular business hours at the Palisade Town Hall, 175 East Third Street, Palisade, Colorado 81526. Any questions concerning the proposed Ordinance before the Board of Trustees of the Town of Palisade, Colorado, or questions concerning the primary codes being considered for adoption may be directed to Town Hall in person or by telephone at (970) 464-5602.

TOWN OF PALISADE, COLORADO


Keli Fraser, CMC Town Clerk

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