

PARKER ADMINISTRATIVE CODE

2018 EDITION

SECTION 101. TITLE, PURPOSE and SCOPE

101.1. Title. These regulations shall be known as the “Parker Administrative Code,” may be cited as such and will be referred to herein as “this code.”

101.2 Purpose. The purpose of this code is to provide for the administration and enforcement of the codes adopted by the Town of Parker which include the Parker Building Code, Parker Residential Code for One- and Two-Family Dwellings, Parker Plumbing Code, Parker Mechanical Code, Parker Energy Conservation Code, Parker Existing Building Code, Parker Swimming Pool and Spa Code, Parker Nonresidential Property Maintenance Code, Parker Fuel Gas Code, Roadway Design and Construction Criteria Manual, and the Storm Drainage and Environmental Criteria Manual, all of which are hereinafter referred to as the *Parker Technical Codes*.

101.3 Scope. The provisions of the code shall serve as the administrative, organizational and enforcement rules and regulations for the *Parker Technical Codes* which regulate the site preparation and construction, alteration, moving, demolition, repair, use and occupancy of buildings, structures and building service equipment within the Town of Parker.

SECTION 102. APPLICATION TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

102.1 General. Buildings, structures and their building service equipment to which additions, alterations or repairs are made shall comply with all the requirements of the *Parker Technical Codes* for new facilities, except as specifically provided in this section.

102.2 Additions, Alterations or Repairs. Additions, alterations or repairs may be made to a building or its building service equipment without requiring the existing building or its building service equipment to comply with all the requirements of the *Parker Technical Codes*, provided the addition, alteration or repair conforms to that required for a new building or building service equipment.

Additions or alterations shall not be made to an existing building or building service equipment which will cause the existing building or building service equipment to be in violation of the provisions of the *Parker Technical Codes* nor shall such additions or alterations cause the existing building or building service equipment to become unsafe.

An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or building service equipment to become structurally unsafe or overloaded; will not provide adequate egress in compliance with the provisions of the *Parker Technical Codes* or will obstruct existing exits; will create a fire hazard; will reduce required fire resistance; will cause building service equipment to become

overloaded or exceed their rated capacities; will create a health hazard or will otherwise create conditions dangerous to human life. A building so altered, which involves a change in use or occupancy, shall not exceed the height, number of stories and area permitted by the *Parker Technical Codes* for new buildings. A building plus new additions shall not exceed the height, number of stories and area specified by the *Parker Technical Codes* for new buildings.

Additions or alterations shall not be made to an existing building or structure when the existing building or structure is not in full compliance with the provisions of the *Parker Technical Codes* except when the addition or alteration will result in the existing building or structure being no more hazardous based on life safety, fire safety and sanitation, than before such additions or alterations are undertaken.

EXCEPTION: Alterations of existing structural elements, or additions of new structural elements, which are not required by Section 102.4 and which are initiated for the purpose of increasing the lateral- force-resisting strength or stiffness of an existing structure need not be designed for forces conforming to these regulations provided that an engineering analysis is submitted to show that:

1. The capacity of existing structural elements required to resist forces is not reduced, and
2. The lateral loading to required existing structural elements is not increased beyond their capacity, and
3. New structural elements are detailed and connected to the existing structural elements as required by these regulations, and
4. New or relocated nonstructural elements are detailed and connected to existing or new structural elements as required by these regulations, and
5. An unsafe condition as defined above is not created.

Alterations or repairs to an existing building or structure which are nonstructural and do not adversely affect a structural member or a part of the building or structure having required fire resistance may be made with the same materials of which the building or structure is constructed, subject to approval by the chief building official. Installation or replacement of glass shall be as required for new installations.

Minor additions, alterations and repairs to existing building service equipment installations may be made in accordance with the *Parker Technical Codes* in effect at the time the original installation was made, subject to approval of the chief building official, and provided such additions, alterations and repairs will not cause the existing building service equipment to become unsafe, unsanitary or overloaded.

102.3 Existing Installations. Building service equipment lawfully in existence at the time of the adoption of the *Parker Technical Codes* where the equipment has been maintained in accordance with the original design, may have their use continued when it is determined that there is no hazard to life, health or property being created by such building service equipment.

102.4 Existing Occupancy. Buildings in existence at the time of the adoption of the *Parker Technical Codes* may have their existing use or occupancy continued if such use

or occupancy was legal at the time of the adoption of the *Parker Technical Codes*, provided such continued use is not dangerous to life, health and safety.

Any change in the use or occupancy of any existing building or structure shall comply with the provisions of Section 309 of this code and the *Parker Technical Codes*.

102.5.1 Maintenance. All buildings, structures and building service equipment, existing and new, and all parts thereof shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by the *Parker Technical Codes* shall be maintained in conformance with the *Parker Technical Codes* under which installed. The owner or his designated agent shall be responsible for the maintenance of buildings, structures and their building service equipment. To determine compliance with this subsection, the chief building official may cause any structure to be re-inspected.

102.5.2 Elevators, Escalators etc. In order to determine that proper maintenance has been performed and to assure a continued safe condition, all elevators will be registered with the building department, require a biannual re-inspection and 5 year witnessed test. The fee for such registration shall be in accordance with section 304 of this code. A certificate of inspection or re-inspection will be issued after a satisfactory review of the elevator condition. All new elevators, dumbwaiters, escalators, moving walks, etc., shall be permitted, installed, and inspected in accordance with the *Parker Technical Codes* and the *Parker Administrative Code*.

102.6 Moved Building. Buildings, structures and their building service equipment moved into or within the Town of Parker shall comply with the provisions of the *Parker Technical Codes* for new buildings or structures and their building service equipment.

102.7 Temporary Structures. Temporary structures such as reviewing stands and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work may be erected by special permit from the chief building official for a limited period of time. Buildings or structures erected under a special permit need not comply with the type of construction or fire-resistive time periods required by the *Parker Technical Codes*. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

102.8 Historic Buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building, structure, or its building service equipment may be made without conforming to the requirements of the *Parker Technical Codes* when authorized by the chief building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of the Town of Parker as having special historical or architectural significance.
2. Unsafe conditions as described in this code are corrected.
3. The restored building or structure and its building service equipment will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

103. Definitions. For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in this section. Where terms are not defined, they shall have their ordinarily accepted meanings within the context with which they are used. Webster's Third International Dictionary of the English Language, Unabridged, Copyright 2002, shall be considered as providing ordinarily accepted meanings.

Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

ADDITION is an extension or increase in floor area or height of a building or structure.

ALTER or ALTERATION is any change or modification in construction or building service equipment.

APPROVED, as to materials, types of construction, equipment and systems, refers to approval by the chief building official as the result of investigation and tests conducted by him or by reason of accepted principles or tests by recognized authorities, technical or scientific organizations.

APPROVED AGENCY is an established and recognized agency regularly engaged in conducting tests or furnishing inspection services, when such agency has been approved by the chief building official.

BUILDING is any structure used or intended to be used for supporting or sheltering any use or occupancy.

BUILDING, EXISTING is a building either erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING SERVICE EQUIPMENT refers to the plumbing, mechanical, electrical and elevator equipment including piping, wiring, fixtures and other accessories which provide sanitation, lighting, heating, ventilation, cooling, refrigeration, fire-fighting and transportation facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

CHIEF BUILDING OFFICIAL is the officer charged with the administration and enforcement of the *Parker Technical Codes*, or his duly authorized representative.

CODE ENFORCEMENT AGENCY is the Parker Building Division.

CONSTRUCTION MATERIALS is tangible personal property which, when combined with other tangible personal property, loses its identity to become an integral and inseparable part of a completed structure or project, including public and private improvements. *Construction materials* include, but are not limited to, such things as: asphalt, bricks, builder's hardware, caulking material, cement, concrete, conduit, electric wiring and connections, glass, gravel, insulation, lath, lead, lime, lumber, macadam, millwork, mortar, oil, paint, piping, pipe valves and pipe fittings, plaster, plumbing fixtures, putty, reinforcing mesh, road base, roofing, sand, sanitary sewer pipe, sheet metal, site lighting, steel, stone, stucco, tile, trees, shrubs and other landscaping materials, wall board, wall coping, wallpaper, weather stripping, wire netting and screen, water mains and meters, and wood preserver. The above materials, when used for forms or other items which do not remain as an integral or inseparable part of a completed structure or project, are not *construction materials*.

FIRE DEPARTMENT: The South Metro Fire and Rescue Authority

ICC STANDARDS are the International Code Council Standards as promulgated by the International Code Council.

LISTED AND LISTING are terms referring to equipment and materials which are shown in a list published by an approved testing agency, qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current production and whose listing states that the equipment complies with recognized safety standards.

MAY, as used in this code, is permissive for compliance.

OCCUPANCY is the purpose for which a building, or part thereof, is used or intended to be used.

OWNER is any person, agent, firm or corporation having a legal or equitable interest in the property.

PARKER BUILDING CODE is the 2018 Edition of the International Building Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARER ELECTRICAL CODE is the 2017 Edition of the National Electrical Code promulgated by the National Fire Protection Association and as adopted and amended by the Town of Parker.

PARKER ENERGY CODE is the 2018 Edition of the International Energy Conservation Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER EXISTING BUILDING CODE is the 2018 Edition of the International Existing Building Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER FIRE PROTECTION CODE is the 2018 Edition of the International Fire Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER FUEL GAS CODE is the 2018 Edition of the International Fuel Gas Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER MECHANICAL CODE is the 2018 Edition of the International Mechanical Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER PLUMBING CODE is the 2018 Edition of the International Plumbing Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER PROPERTY MAINTENANCE CODE is the 2018 Edition of the International Property Maintenance Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS is the 2018 Edition of the International Residential Code for One and Two Family Dwellings promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER SWIMMING POOL AND SPA CODE is the 2018 Edition of the International Swimming Pool and Spa Code promulgated by the International Code Council and as adopted and amended by the Town of Parker.

PARKER TECHNICAL CODES refer to those codes adopted by the Town of Parker containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures and building service equipment as herein defined. Refer to definitions for Parker Building Code, Parker Residential Code for One and Two Family Dwellings, Parker Plumbing Code, Parker Mechanical Code, Parker Energy Conservation Code, Parker Fuel Gas Code, Parker Property Maintenance Code, Parker Swimming Pool and Spa Code, Parker Existing Building Code and the Parker Fire Code.

PERMIT is an official document or certificate issued by the chief building official authorizing performance of a specified activity.

PERSON is a natural person, his heirs, his executors, administrator or assigns, and also includes a firm, partnership or corporation, it's or their successors or assigns, or the agent of any of the aforesaid.

PROJECT COST is used to calculate Use Tax fees, please see CONSTRUCTION MATERIAL definition for further information.

REPAIR is the reconstruction for renewal of any part of an existing building, structure or building service equipment for the purpose of its maintenance.

SHALL, as used in this code, is mandatory.

STRUCTURE, is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite matter.

VALUATION or JOB VALUE, as applied to a building and its building service equipment, shall be the estimated cost to replace the building and its building service equipment in kind, based on current replacement costs, including labor and materials, except as used in determining the cost of permits in Section 304.1.

104. Conflicting Provisions. Wherever conflicting provisions or requirements occur between, the *Parker Technical Codes* and any other codes or laws of the Town of Parker, the most restrictive shall govern.

Where conflicts occur between the *Parker Technical Codes*, those provisions providing the greater safety to life shall govern. In other conflicts where sanitation, life safety or fire safety are not involved, the most restrictive provisions shall govern.

Where in any specific case different sections within any of the *Parker Technical Codes* specify different materials, methods of construction or other requirements, the most restrictive shall govern.

Where conflicts occur between any specific provisions of this code and any administrative provisions in any *Parker Technical Codes* which is then applicable within the Town of Parker, those provisions becoming law last in time shall prevail.

105. Alternate Materials and Methods of Construction. The provisions of the *Parker Technical Codes* are not intended to prevent the use of any material or method of construction not specifically prescribed by the *Parker Technical Codes*, provided any alternate has been approved and its use authorized by the chief building official.

The chief building official may approve any alternate, provided he finds that the proposed design is satisfactory and complies with the provisions of the *Parker Technical Codes* and that the material, method of work offered is, for the purpose intended, at least the equivalent of the prescribed in the *Parker Technical Codes* in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The chief building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the Town of Parker.

106. Modifications. Whenever there are practical difficulties involved carrying out the provisions of the *Parker Technical Codes*, the chief building official may grant modifications for individual cases, provided he shall first find that a special individual reason makes the strict letter of the *Parker Technical Codes* impractical and the modification does not lessen health, life and fire safety requirements or any degree of structural integrity. The details of actions granting modifications shall be recorded and entered in the file of the Town of Parker.

107. Tests. Whenever there is insufficient evidence of compliance with any of the provisions of the *Parker Technical Codes* or evidence that materials or construction do not conform to the requirements of the *Parker Technical Codes*, the chief building official may require tests as evidence of compliance to be made at no expense to the Town.

The test method shall be as specified by the *Parker Technical Codes* or by other recognized test standards. In the absence of recognized and accepted test methods for the proposed alternate, the chief building official shall determine test procedures.

All tests shall be made by an *approved* agency. Reports of such tests shall be retained by the chief building official for the period required for the retention of public records.

ORGANIZATION AND ENFORCEMENT

SECTION 201. AUTHORITY.

201.1 Creation of Enforcement Agency. There is hereby established in the Town of Parker a Building Division shall be under the administrative and operational control of the chief building official.

201.2 General. Whenever the term or title “administrative authority”, “responsible official”, “chief building official”, “chief inspector”, “authority having jurisdiction”, or other similar designation is used herein or in any of the *Parker Technical Codes*, it shall be construed to mean the chief building official designated by the appointing authority of the Town of Parker.

SECTION 202. POWERS AND DUTIES OF CHIEF BUILDING OFFICIAL

202.1 General. The chief building official is hereby authorized and directed to enforce all the provisions of this code and the referenced Parker Technical Codes. For such purposes, the chief building official shall have the powers of a law enforcement officer.

The chief building official shall have the power to render interpretations of the Parker Technical Codes, and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary 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 this code.

202.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the chief building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The chief building official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

202.3 Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of the Parker Technical Codes, or whenever the chief building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the chief building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed upon the chief building official by such Parker Technical Codes; provided that if such building or premises be occupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. Should entry be refused, the chief building official or his authorized representative shall have recourse to every remedy provided by law to secure entry.

When the chief building official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other person have charge, care or control of the building or premises shall fail or neglect, after proper demand is made as herein provided, to promptly permit entry therein by the chief building official or his authorized representative for the purpose of inspection or examination pursuant to this code.

202.4 Stop Orders. Whenever any work is being done contrary to the provisions of this code, the Parker Technical Codes, rules and regulations of the Parker Water and Sanitation District, Cottonwood Water and Sanitation District, Stonegate Village

Metropolitan District, or any applicable public utility rule or regulation, the chief building official may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, and any such person shall forthwith stop such work until authorized by the chief building official to proceed with the work.

202.5 Occupancy Violations. Whenever any building or structure or building service equipment therein regulated by the Parker Technical Codes is being used contrary to the provisions of such codes, the chief building official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use in the time prescribed by the chief building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of the Parker Technical Codes.

202.6 Authority to Disconnect Utilities. The chief building official or his authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure or building service equipment therein regulated by the Parker Technical Codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The chief building official shall whenever possible notify the serving utility, the owner and occupant of the building, structure or building service equipment of the decision to disconnect prior to taking such action, and shall notify such serving utility, owner and occupant of the building, structure or building service equipment, in writing, of such disconnection immediately thereafter.

202.7 Authority to Condemn Building Service Equipment. Whenever the chief building official ascertains that any building service equipment regulated in the Parker Technical Codes has become hazardous to life, health, property, or becomes unsanitary, he shall order in writing that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice itself shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice. When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner and occupant of such building, structure or premises.

When any building service equipment is maintained in violation of the Parker Technical Codes and in violation of any notice issued pursuant to the provisions of this section, the chief building official shall institute any appropriate action to prevent, restrain, correct or abate the violation.

202.8 Connection After Order to Disconnect. No person shall make connections from any energy, fuel or power supply nor supply energy or fuel to any building service equipment which has been disconnected or ordered to be disconnected by the chief building official or the use of which has been ordered to be discontinued by the chief building official until the chief building official authorizes the reconnection and use of such equipment.

SECTION 203. UNSAFE BUILDINGS, STRUCTURES OR BUILDING SERVICE EQUIPMENT

203. All buildings or structures regulated by the *Parker Technical Codes* which are structurally inadequate or have inadequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, are for the purpose of this section unsafe.

Building service equipment regulated by the *Parker Technical Codes*, which constitutes a fire, electrical or health hazard or unsanitary condition, or is otherwise dangerous to human life is, for the purpose of this section unsafe. Any use of buildings, structures or building service equipment constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.

Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in the *Parker Technical Codes* are hereby designated as unsafe building appendages.

Unsafe buildings, structures or appendages and building service equipment 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 the *Parker Technical Codes* or such alternate procedure as may be adopted by the Town of Parker. As an alternative, the chief building official or other employee or official of the as designated by the governing body may institute other appropriate action to prevent, restrain, correct or abate the violation.

SECTION 204 - BOARD OF APPEALS

204.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the chief building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Town Council shall appoint a board of appeals composed of as many members and as many alternates as the Town Council may determine sufficient by resolution and a member of the Town Council to serve as an ex officio member of the board of appeals. The Town Council shall appoint the chair of the board of appeals to serve as the chair for a term which is at the discretion of the Town Council. The Chair will usually be appointed when board members are appointed, as provided in this section. After the membership of the board of appeals is determined by the Town Council, it may be expanded or contracted from time to time at the discretion of the Town Council by resolution. Board of appeals members serve at the pleasure of the Town Council and may be removed at any time with or without cause by vote of the Council. All board of appeals members serve without compensation. At the Town Council's discretion, compensation may be established by resolution. Board of appeals members and representatives of the board of appeals need not reside within the boundaries of the Town. The board shall have the authority to adopt rules of procedure for conducting its business consistent with this Code, subject to review by the Town Attorney and Town Council liaison to ensure compliance with the Town Charter and Ordinances.

204.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

204.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the Town of Parker.

204.4 Term of office. Members of the board of appeals shall serve for a period of one (1) or two (2) years or until a successor takes office. Terms shall be staggered to permit continuity on the board of appeals.

SECTION 301. PERMITS AND INSPECTIONS

301.1 Permits Required. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure or make any installation, alteration, repair, replacement, or remodel any building service equipment by this code and the *Parker Technical Codes*, except as specified in 301.2.1 of this section, or cause the same to be done without first obtaining a separate, appropriate permit for each building, structure or building service equipment from the chief building official.

301.2 Exempted Work. A permit shall not be required for the types of work in each of the separate classes of permit as listed below. Exemption from the permit requirements of the *Parker Technical Codes* shall not be deemed to grant authorization for any work to be done in violation of the provisions of the *Parker Technical Codes* or any other laws or ordinances of the Town of Parker.

301.2.1 Building Permits. A building permit will not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar use, provided floor area does not exceed 200 square feet.
2. Fences not over 6 feet high.
3. Movable cases, counters and partitions not over 5 feet nine inches high.
4. Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
5. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.
6. Painting, papering and similar finish work.

7. Platforms (other than residential decks), concrete patios, walls and driveways not more than 30 inches above grade and not over any basement or story below.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1372 mm).
10. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5000 gallons and if the water depth is less than 24”.
11. Swings and other playground equipment.

Unless otherwise accepted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

301.2.2 Plumbing Permits. A plumbing permit will not be required for the following:

The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this code.

1. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

301.2.3 Electrical Permits. An electrical permit will not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Parker Electrical Code.
2. Minor repair or replacement of fixed motors, transformers, ballasts or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Minor repair or replacement of any switch, contactor or control device of the same size and capacity.
5. Reinstallation of attachment plug receptacles, but not the outlets therefore.
6. Repair or replacement of any overcurrent device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

8. Removal of electrical wiring.
9. The wiring for temporary theater, motion picture or television stage sets.
10. A permit shall not be required for the installation, alteration or repair of electrical wiring apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

301.2.4. Mechanical Permits. A mechanical permit will not be required for the following:

1. Any portable heating appliance.
2. Any portable ventilating equipment.
3. Any portable cooling unit.
4. Any portable evaporative cooler.
5. Any closed system of steam, hot or chilled water piping within any heating or cooling equipment regulated by the Parker Mechanical Code.
6. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of the *Parker Technical Codes*.
7. Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the *Parker Technical Codes*.
8. Any unit refrigerating system as defined in the Parker Mechanical Code.
9. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
10. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

301.2.5 Elevator and Escalator Permits. A separate permit for an elevator or escalator installation is not required when the plans, specifications and support documents for the elevator or escalator are included in the plans reviewed for an entire building.

The fees for elevator and escalator plan review and inspection shall be conformance with section 304 of this code.

SECTION 302. APPLICATION FOR PERMIT.

302.1. Application for Permit

302.1.1 Application.

To obtain a permit, the applicant shall first file an electronic application to the Town of Parker for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.
4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 302.2.
5. State the valuation/job value of any new building or structure of any addition, remodeling or alteration to an existing building.
6. Be signed by permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.
7. Give such other data and information as may be required by the chief building official.
8. Be accompanied by a recent survey, plat and legal description of the proposed building site or property, prepared by a registered land surveyor, licensed to practice in the State of Colorado at the time of application for a building permit. The surveyor making the plat shall certify thereon that it is correct and that the perimeter monuments described therein have been placed as described and affix his name and seal. Permanent reference monuments shall be set and marked and shall be made of #5 reinforcing bar with a metal cap at least one and three-eighths (1-3/8) inches in diameter, and shall protrude no more than four (4) inches from the ground. The plat submitted shall reflect the type of monuments set on property corners and the location and the dimension of all easements or rights-of-way of record or known, except when a building permit is sought to reconstruct or remodel totally within the limits of an existing building or structure.
9. When construction is proposed in “a flood plain area”, the application shall be accompanied by elevations of the lowest floor of new or substantially improved structures in said areas. If the lowest floor is below grade on one or more sides, the elevation of the floor immediately above must also be submitted.
10. Plans and specifications for fire alarm components, any fire suppression systems or other required fire system/requirement shall be submitted separately through the appropriate permit application type. Specifications are to list components by brand name and type whenever possible, and drawings showing actual locations for system components are to accompany the specifications.

302.2. Plans and Specifications

302.2.1 Submittal Documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents and shall be submitted via PDF electronic format with each application for a permit.

EXCEPTION: The chief building official may waive the submission of plans,

calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

302.2.2 Plans. Computations and specifications are to be prepared and designed by an engineer or architect licensed by the State of Colorado.

EXCEPTION: Plans submitted for review for construction exempted by Section 12-4112, “Exemptions” CRS.

302.2.3 The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building. Plans which do not require a licensed design professional, the permittee shall be responsible for reviewing and coordinating all submittal documents prepared by others.

302.2.4 Information on Plans and Specifications. Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the *Parker Technical Codes* and all relevant laws, ordinances, rules and regulations. All plans shall be submitted via PDF electronic format with each application for a permit.

SECTION 303. PERMIT ISSUANCE

303.1 Issuance. Plans shall be reviewed and a permit for the work issued prior to the start of any construction. The application plans and specifications, and other data, filed by an applicant for permit shall be reviewed by the chief building official or his authorized representative. Such plans may be reviewed by other departments of the Town of Parker to verify compliance with any applicable laws under their jurisdiction. If the chief building official finds that the work described in the application for a permit and the plans, specifications and other data filed therewith substantially conform to the requirements of the *Parker Technical Codes* and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, he shall issue a permit therefore to the applicant.

When the chief building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications “REVIEWED FOR CODE COMPLIANCE”. Such plans and specifications shall not be changed, modified or altered without authorization from the chief building official, and all work regulated by this code shall be done in accordance with the approved plans. All plans

In order to simplify the permit issuance and subsequent inspections a single “universal permit” shall be issued for R-3 (One and Two Single Family Dwellings and Townhouses) Occupancies (new buildings and additions or alterations thereto). See Exception to 304.1. The chief building official may issue a permit for the construction of part of a building, structure or building service equipment before the entire plans and specifications for the whole building, structure or building service equipment have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of the *Parker Technical Codes*. The

holder of such permit shall proceed at his own risk without assurance that the permit for the entire building, structure or building service will be granted.

The chief building official may not issue a permit for any project that requires new or additional utilities without first receiving written evidence that service is readily available upon payment of all required tap fees, and that the proposed new construction can adequately be served.

303.2 Retention of Plans. One set of Reviewed for Code Compliance plans and specifications shall be uploaded to the online permit software. The applicant shall print a full size set of plans that shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of Reviewed for Code Compliance plans, specifications and computations shall be retained by the chief building official until final approval of the work.

303.3 Red Line Plans or Master Plans. The plans for a One or Two Family Dwelling and Townhouses may be used more than once for identical construction on different building sites without rechecking each time. These plans will be identified as Master Plans; Plans with Building Division ‘Red Lines’ may be built twice and “Master Plans” may be built an unlimited number of times. A Master Plan or a red line plan will not be charged a full plan check fee as specified herein after the first initial review; however, there will be a handling charge for each additional use as follows:

Where minor review is required, such as site specific foundation analysis \$40.00 per review and reissue.

303.4 Validity of Permit. The issuance of a permit or the approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the *Parker Technical Codes*, or of any other ordinance of the Town of Parker. No permit presuming to give authority to violate or cancel the provisions of the *Parker Technical Codes* shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the chief building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of the *Parker Technical Codes* or of any other ordinances of the Town of Parker.

303.5 Expiration. Every permit issued by the chief building official under the provisions of the *Parker Technical Codes* shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year.

Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by the section for good and satisfactory reasons. The chief

building official may extend the time for action by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

303.6 Suspensions or Revocation. The chief building official may, in writing, suspend or revoke a permit issued under the provisions of this code and whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of the *Parker Technical Codes*.

303.7 Electrical and Plumbing Applications. Only State of Colorado licensed Electrical Contractors and Plumbing Contractors may take out permits for their respective fields.

SECTION 304. FEES

304.1 Permit Fees. The fee for each permit shall be as set forth in this section, and as further set forth in Tables 3.1 through 3.4 as found in Resolution No. 20-028.

The determination of job value or valuation under any of the provisions of the *Parker Technical Codes* shall be *approved*. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire- extinguishing systems and any other permanent equipment.

EXCEPTION: R-3 Occupancies (One and Two Family Dwellings and Townhouses)

In order to simplify the permit/fee process for applicant's only one permit shall be required for work to be done either on the initial construction or subsequent alterations to R-3 Occupancies. The fee for this permit shall be computed using Table 3.1 but shall also use the following multipliers in the computations:

1.	New Construction - all permits	1.4
2.	Alterations involving only one discipline	1.0
3.	Alterations involving two discipline	1.2
4.	Alterations involving three discipline	1.3
5.	Alterations involving more than three discipline	1.4

The valuation or job value specified above shall be based on either:

1. The value of the permitted work provided by the applicant
OR
2. The cost figures per square foot shown in the Building Valuation Data Chart published in the Building Safety Journal of the International Code Council, if the Building Official determines that the applicant underestimated the job value of the permitted work. The cost figures from the Building Valuation Data shall be revised each year as the cost figures are adjusted in the Building Safety Journal. The new cost data will become effective June 1 of each year.

304.1.1 Use Tax Valuation. See section 4.03.250 of the Parker Municipal Code, as amended.

304.2 Plan Review Fees. When a plan or other data are required to be submitted by Section 302, a preliminary plan review fee shall be established at the time of submitted plans and specifications for review. One-half of this fee shall be paid to the Town at this time. After a complete review of the plans submitted a more accurate evaluation will be made and the plan check fee adjusted accordingly. The balance will be due at the time the permit is issued. Said plan review fee for buildings or structures shall be 65 percent of the building permit fee as shown in this section. The plan review fee for electrical, mechanical and plumbing work shall be based on the contract installation price of the work and using also 65 percent of the figure found in Resolution No. 20-028.

304.3 Where the *Parker Technical Codes* have been adopted by the Town of Parker for which no fee schedule is shown in this code, the fee required shall be in accordance with the schedule established by the Town Council. Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Resolution No. 20-028.

304.4 Expiration of Plan Review. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the chief building official. The chief building official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

304.5 Investigation Fees: Work without a Permit.

304.5.1 Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

304.5.2 Fee. An investigation fee in addition to the permit fee shall be collected whether or not a permit is then or subsequently issued. The permit investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in the tables found in Resolution No. 20-028. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either this code or the *Parker Technical Codes* nor from any penalty prescribed by law.

304.5 Fee Refunds

304.5.1 The chief building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

304.5.2 The chief building official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been initiated under a permit issued in accordance with this code. The remaining 20% is to cover administrative costs.

304.5.3 The chief building official may authorize the refunding of up to 100 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is initiated.

The chief building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 day after the date of fee payment.

304.6 Additional Fees.

304.6.1 Use Tax. See Chapter 4.03 of the Town of Parker Municipal Code and section 304.1.1 of this code.

304.6.2 Elevator/Escalator Plan review and Inspection Fees. Refer to table 3.4 located in Resolution No. 20-028.

304.6.3 Development Excise Tax. See Chapter 4.07 of the Town of Parker Municipal Code.

SECTION 305 INSPECTIONS

305.1 General. All construction or work for which a permit is required shall be subject to inspection by the chief building official, and certain types of construction may have continuous inspection by special inspectors as specified in Section 306.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of the *Parker Technical Codes* or of other ordinances of the Town of Parker. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the Town of Parker shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the chief building official nor the Town of Parker shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the chief building official to verify that the structure is located in accordance with the approved plans.

305.2 Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the chief building official that such work is ready for inspection. Requests for inspections must be filed the day before such inspection is desired. Such request may be in writing, by telephone or through the current permitting software at the option of the chief building official.

It shall be the duty of the person requesting any inspections required by the *Parker Technical Codes* to provide access to and means for proper inspection of such work.

305.3 Inspection Record Card. Work requiring a building permit shall not be commenced until the permit holder or his agent has posted an inspection record card or the issued building permit documentation specific to that project in a conspicuous place on the premises and in such position as to allow the chief building official conveniently to make the required entries thereon regarding inspection of the work. This card shall be maintained in such position by the permit holder until final approval has been issued by the chief building official.

305.4 Approval Required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the chief building official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Section 305.5.

There shall be a final inspection and approval on all buildings and building service equipment when completed and ready for occupancy and use.

305.5 Required Building Inspections. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the chief building official.

The chief building official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with this code.

305.5.1 Footing and Foundation Inspection. To be made after excavations for footings are complete and required reinforcing steel is in place. For concrete foundations, required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except when concrete is ready-mixed in accordance with approved nationally recognized standards, the concrete need not be on the job. When the foundation is to be constructed of approved treated wood, additional inspections may be required by the chief building official. A letter from the engineer of record may be provided in lieu of this inspection.

305.5.2 Foundation damp proofing is required prior to backfilling of foundation. A letter from the engineer of record may be provided in lieu of this inspection.

305.5.3 Perimeter Drain Inspection is required prior to backfilling foundation. A letter from the engineer of record may be provided in lieu of this inspection.

305.5.4 Concrete Slab or Under-Floor Inspection. To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.

305.5.5 Water Resistive Barrier/Flashing Inspection. To be made after the water resistive barrier is installed and openings are flashed. Installation of the exterior covering is not allowed prior to this inspection.

305.5.6 Rough Inspections. To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, heating (wires, pipes and ducts), and fire systems are complete.

305.5.7 Insulation/Air Barrier Inspection. To be made after all rough inspections have passed, insulation and air barriers have been installed.

305.5.8 Lath and/or Wallboard Inspection. To be made after all lathing and wallboard, interior and exterior, is in place but before any plastering is applied or before wallboard joints and fasteners are taped and finished.

305.5.9 Final Inspection. To be made after finish grading and the building is completed and ready for occupancy.

305.6 Required Building Service Equipment Inspections.

305.6 .1 General. All building service equipment for which a permit is required by this code shall be inspected by the chief building official. No portion of any building service equipment intended to be concealed by any permanent portion of the building shall be concealed until inspected and approved. When the installation of any building service equipment is complete, an additional and final inspection shall be made. Building service equipment regulated by the mechanical codes shall not be connected to the water, fuel or power supply or sewer system until authorized by the chief building official.

305.6.2 Operation of Building Service Equipment. The requirements of this section shall not be considered to prohibit the operation of any building service equipment installed to replace existing building service equipment serving an occupied portion of the building in the event a request for inspection of such building service equipment has been filed with the chief building official not more than 48 hours after such replacement work is completed, and before any portion of such building service equipment is concealed by any permanent portion of the building.

305.7 Other Inspections. In addition to the called inspections specified above, the chief building official may make or require other inspections of any construction work to ascertain compliance with the provisions of the *Parker Technical Codes* and other laws which are enforced by the agency.

305.8 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for are not made.

This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the *Parker Technical Codes*, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

A re-inspection fee may be assessed when the permit card is not properly posted on the work site; the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the chief building official.

To obtain re-inspection, the applicant shall pay the re-inspection fee in accordance with Table 3.3 as found in Resolution No. 20-028.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

SECTION 306. SPECIAL INSPECTIONS

306.1 General. In addition to the inspections required by Section 305, the owner or the engineer or architect of record acting as the owner's agent shall employ one or more special inspectors who shall provide inspections during construction on the following types of work:

EXCEPTION: The chief building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

306.1.1 Concrete: During the taking of test specimens and placing of all reinforced concrete and pneumatically placed concrete.

EXCEPTIONS:

1. Concrete for foundations conforming to the minimum requirements of the *Parker Technical Codes* and for Group R, Division 3 and Group M, Division 1 Occupancies, provided the chief building official finds no special hazards exist.
2. For foundation concrete when the structural design is based on an $f'c$ no greater than 2000 psi.
3. Nonstructural slabs on grade, including pre-stressed slabs on grade when effective pre-stress in concrete is less than 150 pounds per square inch.
4. Site work concrete fully supported on earth and concrete where no special hazard exists.

306.1.2 Ductile Moment-Resisting Concrete Frame. As required by the *Parker Technical Codes*.

306.1.3 Reinforcing Steel and Pre-stressing Steel.

306.1.3.1 During all stressing and grouting of pre-stressed concrete.

306.1.3.2 During placing of reinforcing steel, placing of tendons and pre stressing steel for all concrete required to have special inspection.

EXCEPTION: The special inspector need not be present during entire reinforcing steel and pre-stressing steel placing operation, provided he has inspected for conformance with the approved plans, prior to the closing of forms or the delivery of concrete to the job site.

306.1.4 Welding.

306.1.4.1 A ductile moment-resisting steel frame. As required by the *Parker Technical Codes*.

306.1.4.2 All structural welding including welding of reinforcing steel.

EXCEPTIONS:

1. When welding is done in an approved fabricator's shop.
2. When approved by the chief building official, single pass fillet welds when stressed to less 50 percent of allowable stresses and floor and roof deck welding and welding studs when used for structural diaphragm or composite systems may have periodic inspections as defined in Section 306 of this code. For periodic inspection, the inspector shall check qualification of welders at start of work and then make final inspection of all welds for compliance prior to completion of welding.

306.1.5 High-Strength Bolting. During all bolt installations and tightening operations.

EXCEPTIONS:

- A. The special inspector need not be present during the entire installation and tightening operation provided he has:
- (i) Inspected the surface and bolt type for conformance to plans and specifications prior to start of bolting.
 - (ii) And will upon completion of all bolting, verify the minimum specified bolt tension for 10 percent of the bolts for each "type" of connection for a representative number of total connections established by the plans and specifications.
 - (iii) In bearing type connections when threads are not required by design to be excluded from the shear plane, inspections prior to or during installation will not be required.

306.1.6 Structural Masonry. During preparation of masonry wall prisms, sampling and placing of all masonry units, placement of reinforcement, and inspection of grout space immediately prior to closing of cleanouts, and during all grouting operation. Where the $f'c$ is less than 2600 and special inspection stresses are used, test specimens may consist of either one prism test for each 5000 square feet of wall area or a series of tests based on both grout and mortar for the first three consecutive days and each third day thereafter.

EXCEPTION. Special inspection will not be required for structures designed in accordance with the values in appropriate tables for non-continuous inspection.

306.1.7 Reinforced Gypsum Concrete. When cast-in-place Class B gypsum concrete is being mixed and placed.

306.1.8 Insulating Concrete Fill. During the application of insulating concrete fill when used as part of a structural system.

EXCEPTION: The special inspections may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.

306.1.9 Sprayed-on Fireproofing. As required by the I.C.C. Standard.

306.1.10 Piling, Drilled Piers and Caissons. During driving and testing of piles and construction of cast-in place drilled piles or caissons. See 306.1.1 and 306. 1.3 for concrete and reinforcing steel inspection.

306.1.11 Special Grading, Excavation and Filling. During earthwork excavations, grading and filling operations inspection to satisfy requirements of the code.

306.1.12 Special Cases. Work which, in the opinion of the chief building official, involves unusual hazards or construction techniques.

306.2 Special Inspector. The special inspector shall be a qualified person who shall demonstrate his competence, to the satisfaction of the chief building official, for inspection of the particular type of construction or operation requiring special inspection.

306.3 Duties and Responsibilities of the Special Inspector.

306.3.1 The special inspector shall observe the work assigned to be certain it conforms to the design drawings and specifications.

306.3.2 The special inspector shall furnish inspection reports to the chief building official, the engineer or architect of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the chief building official.

306.3.3 The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of his knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of these codes.

306.4 Waiver of Special Inspection. The chief building official may waive the requirement for the employment of a special inspector if he finds that the construction is of minor nature.

306.5 Periodic Special Inspection. Some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic scheduled inspection is performed as outlined in the project plans and specifications and approved by the chief building official.

306.6 Approved Fabricators. Special inspections required by this section and elsewhere in the *Parker Technical Codes* shall not be required where the work is done on the premises of a fabricator registered and *approved* by the chief building official to perform such work without special inspection. The certificate of registration shall be subject to revocation by the chief building official if it is found that any work done pursuant to the approval is in violation of the *Parker Technical Codes*. The *approved* fabricator shall submit a Certificate of Compliance that the work was performed in accordance with the approved plans and specifications to the chief building official and to the engineer or architect of record. The *approved* fabricator's qualifications shall be contingent on compliance with the following:

306.6.1 The fabricator has developed and submitted a detailed fabrication procedural manual reflecting key quality control procedures which will provide a basis for inspection control of workmanship and the fabricator plant.

306.6.2 Verification of the fabricator's quality control capabilities, plant and personnel as outlined in the fabrication procedural manual shall be by an approved inspection or quality control agency.

306.6.3 Periodic plant inspections shall be conducted by an approved inspection or quality control agency to monitor the effectiveness of the quality control program.

306.6.4 It shall be the responsibility of the inspection or quality control agency to notify the approving authority in writing of any change to the procedural manual. Any fabricator approval may be revoked for just cause. Re-approval of the fabricator shall be contingent on compliance with quality control procedures during the past year.

SECTION 307. SITE MAINTENANCE.

307. Job sites shall be kept clean and orderly at all times. If it becomes necessary for the Town of Parker to clean and/or haul debris or material from the site, after reasonable notice to do so, a reasonable sum for such services shall be charged to the permit holder, which sum will be payable at the time a Certificate of Occupancy is issued. Construction debris shall be stored in one general location on the site and shall be removed weekly by the permit holder or his agent.

SECTION 308. CONNECTION TO UTILITIES.

308.1 Energy Connections. Persons shall not make connections from a source of energy, fuel or power to building service equipment which is regulated by the *Parker Technical Codes* and for which a permit is required by this code, until approved by the chief building official.

308.2 Temporary Connections. The chief building official may authorize the temporary connection of the building service equipment to the source of energy, fuel or power for the purpose of testing building service equipment, or for use under a temporary certificate of occupancy.

SECTION 309. CERTIFICATE OF OCCUPANCY.

309.1 Use or Occupancy. Buildings or structures shall not be used or occupied nor shall a change in the existing occupancy classification of a building or structure or portion thereof be made until the chief building official has issued a certificate of occupancy therefore as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of the *Parker Technical Codes* or of other ordinances of the Town of Parker. Certificates presuming to give authority to violate or cancel the provisions of the *Parker Technical Codes* or of other ordinances of the Town of Parker shall not be valid.

309.2 Change in Use. Changes in the character or use of a building shall not be made except as specified in the *Parker Technical Codes*.

309.3 Certificate Issued. After the chief building official inspects the building or structure and finds no violations of the provisions of this code or other laws which are enforced by the Town of Parker, the chief building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the chief building official.

309.4 Temporary Certificate. If the chief building official finds that substantial hazard will not result from occupancy of a building or portion thereof before the same is completed, a temporary certificate of occupancy for the use of a portion or portions of a building or structure may be issued prior to the completion of the entire building or structure.

309.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the chief building official.

309.6 Revocation. The chief building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code when the certificate is issued in error, or on the basis of incorrect information, or when it is determined that the building or structure or portion thereof is in violation of an ordinance, regulation or the provisions of this code.

SECTION 310. FOUNDATION ONLY PERMITS

310.1 General. A foundation permit for all occupancies may be issued prior to the issuance of the construction permit for the building provided:

310.1.1 Drawings for the proposed superstructure containing sufficient detail relating to the design of the foundation or substructure are submitted to the chief building official. Complete calculations shall be submitted to validate the design of footings, caissons and all other structural elements.

310.1.2 All approvals required are obtained within the permit reviews prior to the issuance of the permit.

EXCEPTION: The chief building official may allow foundation work to commence on R Occupancies prior to acceptance and approval of plans if he feels that no material changes will occur upon completion of the plans that will affect the construction

commenced. Construction will not continue beyond the foundation work and the associated utility base work until released by the chief building official.

310.2 Fee. The fee charged at the time of issuance of the foundation only permit shall be based on the total valuation of the construction for the substructure and the superstructure, plus an additional 25 percent. See Table 3.1 as found in Resolution No. 20-028.

310.3 Deviations. Any deviation from the approved foundation permit drawings must be approved by the chief building official.

310.4 Responsibility. The contractor shall assume full responsibility for the installation of all utilities in the substructure. Any changes in design or construction to meet the requirements of the *Parker Technical Codes* for combined substructure and superstructure shall be the sole responsibility of the contractor. A permit issued under this Section shall not be construed, as approval for any portion of the structure not covered by the foundation permit.

RESOLUTION NO. 20-028, Series of 2020

TITLE: A RESOLUTION TO ADOPT THE DEVELOPMENT-RELATED USER FEE SCHEDULE AND ADMINISTRATIVE CODE FEE SCHEDULE, EFFECTIVE JUNE 15, 2020

WHEREAS, the Town of Parker has adopted a municipal code which allows for the setting of fees by Town Council Resolution; and

WHEREAS, the Town Council of the Town of Parker has been advised by the Town Administrator that certain fees should be increased to offset the Town's increased costs of operations and inflation;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, AS FOLLOWS:

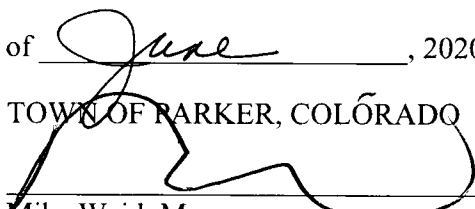
Section 1. The Development-Related User Fee Schedule and Administrative Code Fee Schedule, attached hereto as **Exhibit 1**, is hereby adopted.

Section 2. These fees shall be reviewed annually in conjunction with the budget process and any recommended changes shall be discussed and presented during the budget process.

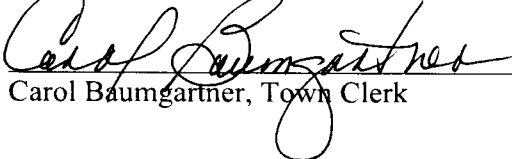
Section 3. The fees in Exhibit 1 take effect June 15, 2020, and shall remain in effect until changed by a subsequent Resolution of the Town Council or as part of adoption of the Town of Parker budget for fiscal year 2021 or any subsequent fiscal year.

RESOLVED AND PASSED this 15th day of June, 2020.

TOWN OF PARKER, COLORADO


Mike Waid, Mayor

ATTEST:


Carol Baumgartner, Town Clerk



Development-Related User Fee Schedule

Pg. 2 – 9

Effective June 15, 2020

Administrative Code Fee Schedule

Pg. 10 – 12

Effective June 15, 2020

A Town of Parker representative will be available to assist applicants in calculating fees due. Payment is due when the application is submitted.

Community Development - Planning Division		
Task Description		Amount
Annexation		
New Annexation Application & Agreement		\$840
Rezoning		
Straight		\$635
New Planned Development		\$9,050
PD Amendment		\$2,790
Variance		\$250
Subdivision		
Sketch Plan		
	0-10 acres	\$3,888.75
	10-100 acres	\$5,186.25
	> 100 acres	\$6,483.75
Preliminary Plan		
	0-10 acres	\$2,722.50
	10-100 acres	\$3,630.00
	> 100 acres	\$4,537.50
Final Plat		
	0-10 acres	\$910
	10-100 acres	\$1,215
	> 100 acres	\$1,520
Replat		
		\$310
Minor Development Plat		
	0-10 acres	\$1,135
	10-100 acres	\$1,513
	> 100 acres	\$1,890
Condo Plat		
		\$3,705
Subdivision Agreement Amendment		
		\$565
Site Plan/Preliminary Site Plan		
Preliminary Site Plan - Nonresidential		
Fees are 50% of Site Plan - Nonresidential	1-2 buildings	\$207.50
	2-5 buildings	\$415.00
	5-10 buildings	\$520.00
	>10 buildings	\$622.50
Preliminary Site Plan - Multifamily		
Fees are 50% of Site Plan - Residential Multifamily	1-2 buildings	\$2,022.50
	2-5 buildings	\$4,045.00
	5-10 buildings	\$5,057.50
	>10 buildings	\$6,067.50

Community Development - Planning Division	
Task Description	Amount
Site Plan/Preliminary Site Plan	
Nonresidential	
1-2 buildings	\$415
2-5 buildings	\$830
5-10 buildings	\$1,040
>10 buildings	\$1,245
Amendment*	\$460
Building Permit	
Site Plans	\$20
Commercial Permit	\$10
Planning Inspections and Code Compliance Check Review	\$250
Use by Special Review	
General - Not WCF or Utilities	\$2,000
Wireless Communication Facilities	\$525
Determination of Non-Substantial Change	\$125
Utilities	\$200
Sign Permit	
New	\$5
Planned Sign Program	\$45
Planned Sign Program Amendment	\$25
Residential Design Minimums	
Subdivision	\$640
Changes	\$25
Community Development - Building Division	
Task Description	Amount
Building Permit	
Pre-Application Meeting	\$480
Site Plans	\$140
New Residential-SFD and MF	\$340
Tenant Finish	\$5,820
Additions and Minor Revisions	\$240
Commercial Permit	\$180
Residential Permit-Remodel /Basement/Deck	\$60
Building Inspections	\$10
Fire Inspections	\$150
Plot Plan/ILC/FLC/Grade Cert Review	\$5

Engineering/Public Works

Task Description	Amount
Land Use	
Sketch Plan	
0-5 acres	\$90
5-25 acres	\$150
25-50 acres	\$200
> 50 acres	\$250
Preliminary Plan	
0-5 acres	\$720
5-25 acres	\$790
25-50 acres	\$850
> 50 acres	\$920
Final Plat	\$620
Minor Development Plat	
0-5 acres	\$900
5-25 acres	\$960
25-50 acres	\$1,050
> 50 acres	\$1,140
Use By Special Review	\$190
Site Plan	
0-5 acres	\$490
5-25 acres	\$490
25-50 acres	\$540
> 50 acres	\$580
Preliminary Site Plan*	\$250
Site Plan Amendment*	\$220
Annexation	\$610
Zoning	\$640
Zoning/PD Amendment	\$520
Agreements	
Subdivision Improvement Agreement	\$810
Development Agreement	\$810
License Agreement	\$260
Intergovernmental Agreement	\$440
Agreement Amendment	\$130
Easement Agreement (separate document)	\$290
Easement Vacation (separate document)	\$390
Request for Easement	\$520
Right-of-Way Dedication or Vacation	\$390

Engineering/Public Works		
Task Description		Amount
Studies/Reports		
Drainage Report		
	0-5 acres	\$560
	5-25 acres	\$1,650
	25-50 acres	\$3,750
	> 50 acres	\$5,760
Drainage Conformance Letter		
	Minor	\$310
	Major	\$620
Traffic Impact Study		
	0-5 acres	\$700
	5-25 acres	\$1,330
	25-50 acres	\$2,790
	> 50 acres	\$4,150
Traffic Conformance Letter		\$280
Pavement Design Report		\$260
Construction Plan Review		
Street/Storm		
	0-5 acres	\$920
	5-25 acres	\$2,120
	25-50 acres	\$4,310
	> 50 acres	\$6,290
Traffic Signal Plans		\$950
Grading/CBMP Plans		
	0-5 acres	\$490
	5-25 acres	\$890
	25-50 acres	\$1,360
	> 50 acres	\$1,820
Utility Plans		\$340
Landscaping Plans		\$270
Detention Pond		\$1,050
Alternate Water Quality Facility		\$960
Construction Plan Revision		
	Minor	\$310
	Major	\$620

Engineering/Public Works	
Task Description	Amount
Construction Plan Review	
Major Drainageway Improvements	
Minor	\$710
Major	\$2,790
Floodplain Modification	\$1,320
Variance Request	\$410
Inspection Fees	
Storm Sewer	
Manhole (EA)	\$85/EA
Inlet (EA)	\$170/EA
Storm Sewer (LF)	\$0.30/LF
Cast-in-Place Culverts (LF)	\$550/EA
Riprap/Outfall Protection	\$0.55/SY
Detention/Water Quality Pond	
Forebay	\$170/EA
Trickle Channel	\$0.45/LF
Outlet Structure	\$250/EA
Spillway	\$170/EA
Alternate Water Quality Facility	\$250/EA
Major Drainageway Improvements	Estimate Provided at Time of Permit Application
Roadway	
Curb & Gutter	\$0.25/LF
Sidewalk/Trail	\$0.25/LF
Curb Ramps	\$85/EA
Crosspan	\$170/EA
Pavement and Subgrade	\$0.33/SY
Underdrain	\$0.30/LF
Traffic Signage	\$10/sign post
Traffic Striping	\$0.10/LF; \$5/symbol
Traffic Signal Installation or Modification	\$225/corner
Bridges	Estimate Provided at Time of Permit Application
Final Warranty Inspections for Public Improvements	\$80.50/Hour

Engineering/Public Works

Task Description	Amount
Right-of-Way Use Permit Fees	
Application and Administration Fee Includes review of application materials and routine traffic control plans, pre-construction meeting, and final inspection	\$200
Traffic Control Plan Review Fee	\$300
Permit Renewal Fee	\$100
Roadway Pavement Cut	\$5.00/SF
Sidewalk or Curb Cut	\$1.50/SF or \$50 minimum
Boring	\$0.75/LF
Test Hole	\$100 each
-	
Bore - Inspection Fee	\$150 + \$0.10/LF
Trenching - Inspection Fee	
Street Cut less than 50 SF	\$175
Street Cut more than 50 SF	\$175 + \$50 per additional 50 SF
Curb or Sidewalk Cut	\$250
Night/After Hours Inspection Fee	\$150/occurrence
Re-inspection Fee (may be required with permit renewal)	50% of original inspection fees
Work Without a Permit	\$1,000
Non-Conforming Traffic Control	\$500/occurrence
New Pavement Cut Fee (pavement/surface less than five years old)	Additional \$5/SF

Parks & Recreation

Task Description		Amount
Land Use		
Sketch Plan		
	0-5 acres	\$60
	5-25 acres	\$60
	> 25 acres	\$110
Preliminary Plan		
	0-5 acres	\$110
	5-25 acres	\$230
	> 25 acres	\$340
Final Plat		
		\$60
Minor Development Plat		
	0-5 acres	\$60
	5-25 acres	\$110
	> 25 acres	\$170
Replat		
		\$60
Site Plan		
	0-5 acres	\$110
	5-25 acres	\$170
	> 25 acres	\$230
Preliminary Site Plan*		
		\$60
Annexation		
		\$110
Zoning		
		\$170
Zoning/PD Amendment		
		\$60
Agreements		
Subdivision Improvement Agreement		
		\$60
Development Agreement		
		\$60
Construction Plans		
Landscaping Plans		
		\$60

Legal Review Fees

Task Description	Amount
Annexation Agreement	\$1000
Annexation Agreement Amendment	\$500
Site Improvement Agreement	\$300
Deed	\$250
Right of Way Dedication/Vacation	\$200
Development Agreement	\$200
License Agreement	\$200
Easement	\$200

**PARKER ADMINISTRATIVE CODE
FEES**

TABLE 3.1 - BUILDING PERMIT FEES FOR ALL OCCUPANCIES EXCEPT GROUP R, DIVISION 3 and ONE and TWO FAMILY DWELLINGS and TOWNHOMES (FOR ELECTRICAL - SEE TABLE 3.2)

Total Valuation Fees

Total Project Valuation	Building Permit Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$ 23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

TABLE 3.2

ELECTRICAL PERMIT FEES Electrical permit fees are set by the State and are subject to change and are currently:

Project valuation is not more than \$2000.00 --- Fee = \$67.00
Project Valuation is \geq \$2000.00 ---- Fee = \$6.00 per \$1000 of the project valuation or fraction thereof plus \$67.00
Re-inspection fee - \$75.00

TABLE 3.3

OTHER INSPECTIONS AND FEES:

1. Demolition \$ 50.00
2. Tents, Temporary Buildings, Mobile Units \$25.00 per 1,000 square feet or fraction thereof
3. Inspections outside of normal business hours \$100.00 (per hour*) minimum for the 1 st Inspection +\$50.00 for each additional inspection.
4. Re-inspection fees assessed under provisions Section 305.8 \$75.00 per hour*
5. Inspections for which no fee is specifically indicated; (minimum charge – one hour) \$75.00 per hour
6. Additional plan review required by changes after second submittal, deferred submittals, additions or revisions to approved plans.
7. All fire related permits shall have a base fee of \$200 plus the building valuation including plan review.
8. Temporary Certificate of Occupancy Request, \$300. TCO Extension requests will require an additional \$150.
*or the total hourly cost to the Town of Parker whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3.3**OTHER INSPECTIONS AND FEES:**

Demolition \$ 50.00
Tents, Temporary Buildings, Mobile Units \$25.00 per 1,000 square feet or fraction thereof
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Inspections for which no fee is specifically indicated; (minimum charge – one hour) \$75.00 per hour
Additional plan review required by changes after second submittal, deferred submittals, additions or revisions to approved plans.
All fire related permits shall have a base fee of \$200 plus the building valuation including plan review.
Temporary Certificate of Occupancy Request, \$300. TCO Extension requests will require an additional \$150.
*or the total hourly cost to the Town of Parker whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

TABLE 3.4 ELEVATOR/ESCALATOR FEES

Elevator Annual Certification Inspection (Hydraulic or Traction) \$200.00 (2 per Year)
Escalator Certification Inspection (internal and External Witnessed Step Skirt Index) \$1,100.00 (1 per Year)
New Commercial Elevator plan review and inspections \$825.00 per elevator
Platform or Dumbwaiter including plan review and inspections \$550.00 per each New Residential Elevator plan review and inspections \$550.00 per elevator
Special Elevator/Escalator inspections \$110.00 per hour
5 year Witnessed Hydraulic Elevator Test \$200.00
5 year Witnessed Traction Elevator test \$500.00
Major or Minor Modernization including plan review and inspections \$550.00 per each