



**Boulder
County**

**Boulder County
Land Use Department
Publications**

Relocated Buildings

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

**Building Safety & Inspection
Services Division:**
t: 303-441-3925
f: 303-441-4856
e: building_official@bouldercounty.org
w: www.bouldercounty.org/lu/

Office Hours:
Monday – Friday 8:00 AM to 4:30 PM

Building Permits can be applied for
and issued until 4:00 PM

Relocated Buildings

Per the 2003 IRC.

All buildings that are being relocated from a site outside of Boulder County to a site within Boulder County or from a site within Boulder County to another site within Boulder County are required to comply with International Residential Code. The Code requires all moved buildings to comply with the provisions of the code as for new buildings.

To insure compliance with the code prior to relocating a building, plans must be provided that contain the following:

Soils Report

Provide an engineered soils report (not required for mountain locations or for accessory buildings).

Engineered Foundation Plan

An engineered foundation plan is required for all buildings (not required for accessory buildings or additions when the foundation walls retain less than 4 ft. of soil).

Floor Plan

Provide a floor plan of each level (including the basement) that includes overall dimensions, the dimensions for each space, the use of each space, window and door locations and sizes, stairway location, and plumbing fixture locations.

Framing

To assure that the building's framing complies with the requirements of the code, provide framing details with the following details noted: wall stud size and spacing for each level, header size and material for all exterior openings, floor joist size and spacing for each level, interior beams, roof framing details (rafter and ceiling framing member size and spacing, or note engineered trusses). Note that an engineers structural inspection may be required.

Site Plan Review

A site plan review will be required for all new residences, commercial buildings, and accessory buildings and additions in excess of 1,000 sq. ft. Phone (303) 441-3930 to make inquiries.

The following elements will be inspected in the field to insure compliance with the code:

Electrical

All wiring must be of approved materials. All connections must be made in approved boxes. GFCI protection will be required. Bedroom Outlets - all branch circuits that supply 125-volt, single phase, 15 and 20 amp outlets

shall be protected by and arc-fault circuit interrupter. Smoke detectors will be required per current code on each level, in areas accessing sleeping rooms, and in sleeping rooms. A switch-operated light is required in habitable rooms. Receptacle spacing must meet the requirements of the 2002 NEC. Code conforming exit lighting is required.

Plumbing

All drain piping and water supply piping must be of approved materials and properly supported. All fixtures must be properly vented and drain to an approved sewer. All plumbing fixtures must be approved type and located in a space that provides code conforming clearance. Shower valves must be a pressure balance type valve.

Heating and Ventilation

All fuel burning appliances must be listed appliances and installed as per manufacturer or per the 2003 IRC Wood-burning appliances must be listed EPA Phase 2 appliances or CO Phase 3. Combustion air must be provided as per Chapter 17 of the 2003 IRC. Exhaust fans must be provided in bathrooms. Dwelling must have a permanent heat source capable of maintaining 70 degrees in habitable rooms.

Finish

Roof covering materials must meet the requirements for the applicable wildfire zone. A code conforming occupancy separation must be provided between a house and attached garage. Fire protection per Chapter 9 is required for dwellings with a total floor area in excess of 3,600 sq. ft. The building must meet the requirements of the model energy code which includes: insulation, double glazing, and 78% efficient gas appliances. Code conforming landings are required at all doors and stairways. Stairways must meet the 2003 IRC requirements for rise, run, width, headroom, handrails, and guardrails. Glazing in hazardous areas must meet the requirements of 2003 IRC section R308.4 for safety glazing.