



**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**
Phone: 303-441-3926

Email: building_official@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:
8 a.m.-4:30 p.m. Mon., Wed., Thurs., Fri.
10 a.m.-4:30 p.m. Tuesday

Building Permits can be applied for
and issued until 4 p.m.

Relocated Buildings

Per the 2015 International Residential Code.

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.

Design Professional

A signed, dated and sealed letter or plans from an engineer or architect listing the wind and ground snow loads for the location. The letter must state that the structure is safely constructed and can support all loads.

Site Plan Review

Per Land Use Code Article 4-802 - Applicability and Scope of the Site Plan Review Process for Development

- A. Site Plan Review shall be required for (unless not required or waived pursuant to sections B and C below):
 1. Any development requiring a building permit on vacant parcels in unincorporated Boulder County.
 2. Any increase in residential floor area which results in a total residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. In determining if the proposed development is greater than 125% of the residential median floor area, any demolition and rebuilding of any existing residential structure or any portions thereof, shall be counted toward the threshold.
 3. Any cumulative increase in floor area of more than 1,000 square feet on a parcel over that existing as of September 8, 1998.
 - a. In calculating this 1,000 square foot threshold, any demolition and rebuilding of any existing structure or any portions thereof, shall be counted toward the threshold.
 - b. Any floor area not legally existing as of September 8, 1998 shall be counted toward the threshold.
 - c. Applies to all principal and accessory structure(s).

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4. New structures of any size requiring a building permit when the site is located within a Natural Landmark or Natural Area as described in the Environmental Resources Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County.
5. New structures 500 square feet or more in the 250' buffer associated with a Natural Landmark or Natural Area, as described in the Environmental Resources Element of the Comprehensive Plan and shown on the Zoning District Maps of Boulder County.
6. New structures or additions to existing structures of any size on property over which a conservation easement has been granted.
7. Development occurring in a Rural Community District as described in the regulations for that District.
8. Any development or earthwork requiring a floodplain development permit.
9. Any grading permit for over 50 cubic yards of earthwork (including grading associated with an access permit).
10. A change of use of a parcel.
11. A commercial telecommunications facility utilizing an existing structure and meeting the height requirements of the district in which the facility is located.
12. A small wind-powered energy system.
13. A small solar energy system as a principal use.
14. Any proposal which is eligible to be waived from Site Plan Review, but for which a waiver was not granted.

For more information on Site Plan Review requirements, call 303-441-3930.

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 tamper-resistant receptacle outlets are required in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room or similar dwelling areas. Ground fault protection shall be provided on all 125-volt single phase 15 and 20-ampere receptacles installed in bathrooms, garages and accessory buildings, outdoors, crawl spaces, unfinished areas of basements, kitchens including dishwashers, within 6' of all other sinks, and laundry areas. Ground-fault circuit interrupters shall be installed in readily accessible locations. Smoke detectors will be required per current code on each level, in areas accessing sleeping rooms, and in sleeping rooms. Carbon Monoxide alarms are required in a single-family dwelling that has fuel-fired appliance(s), or an attached garage. The alarm must be installed within 15-feet of the entrance to each sleeping room. A switch-operated light is required in habitable rooms. Receptacle spacing must meet the requirements of the 2017 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 2015 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 2015 IRC. Dwelling must have a permanent heat source capable of maintaining 68 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. A fire sprinkler system per Chapter 3 of the Boulder County Building Code Amendments (BCBC) is required for all new dwellings. Additions to existing dwellings with a total floor area in excess of 4,800 sq. ft. are required to have a fire sprinkler system, see the BCBC for the complete requirements. The building must meet the requirements of the Chapter 11 of the BCBC. Code conforming landings are required at all doors and stairways. Stairways must meet the 2015 IRC requirements for rise, run, width, headroom, handrails, and guardrails. Glazing in hazardous areas must meet the requirements of 2015 IRC section R308 for safety glazing.