



Building Guide

Colorado Chapter of the International Code Council

Single Family Residential Remodel

How to Use this Guide

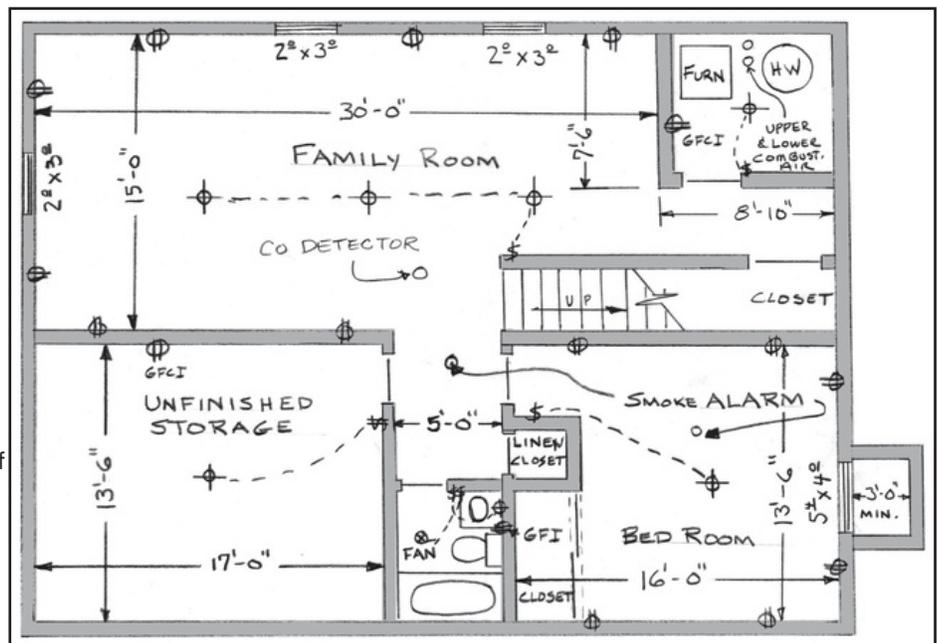
Check with your jurisdiction regarding type of submittal (electronic) and for additional requirements. Draw to scale and complete the following (hint: use graph paper with $\frac{1}{4}$ " squares. Example: $\frac{1}{4}$ " = 1')

1. Review this Building Guide
2. Provide Floor Plans
3. Fill out a Building Permit Application

The majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building safety codes, zoning ordinances and other applicable laws.

Smoke alarms and carbon monoxide alarms are required.

The Colorado Chapter of the International Code Council is a professional organization seeking to promote the public health, safety and welfare to building construction. We appreciate your feedback and suggestions. To obtain a master copy of this building guide, please write to the Colorado Chapter of the International Code Council, P.O. Box 961, Arvada, CO 80001.
<http://www.coloradochaptericc.org>



Single Family Residential Remodel

Directions

- Submit electronically required information. Draw a floor plan with dimensions
- drawn to scale, showing the layout of the entire remodel. Label the use for all of the rooms.
- Show electrical outlets, smoke alarms, carbon monoxide alarms, lighting, fans, plumbing modifications, cleanouts, furnace/heating appliances, and water heater.
- List window sizes and types, identify emergency escape and rescue windows, and egress window wells with ladder and clear dimensions of window well.
- Identify modifications to the existing structure such as posts, beams and floor joists.
- Indicate height of dropped ceiling areas less than 7 feet.
- A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6' 8" above a minimum area 30" by 30" at the showerhead. See Exception 2, P2708.1.
- See page 4 for minimum plumbing fixtures clearances.
- Show insulation values

Remodel Requirements

1. Smoke Alarms:

Smoke alarms are required to be hardwired and interconnected in new and existing bedrooms, halls and on each level unless removal of interior wall or ceiling finishes would be required. In this case, battery operated devices are acceptable. Listed wireless alarms are acceptable.

2. Carbon Monoxide Alarms:

Carbon Monoxide alarms are required on each floor with bedrooms. They are recommended to be located no farther than 15 ft. from any bedroom entrance. Do not install within 15 ft. of a fuel burning appliances. Follow manufacturer's recommendations for location testing and replacement.

3. Fuel Burning Appliances:

Furnaces and water heaters cannot be located in a bedroom or bathroom unless appliances are installed in a dedicated enclosure in which all combustion air is taken directly from outdoors, and a weather stripped solid door equipped with an approved self closing device is installed. If the furnace and water heater are being enclosed, adequate combustion air must be provided for these appliances to operate properly (exception - direct vent appliances). For maintenance purposes, a minimum of 30 inches clear working space must be provided in front of furnaces and water heaters. Maintenance or removal of each appliance must be possible without removing the other or disturbing walls, piping, valves, ducts, vents, wiring or junction boxes. For typical furnace and water heater clearances see page 3.

4. Insulation:

Check with your Building Department for insulation requirements.

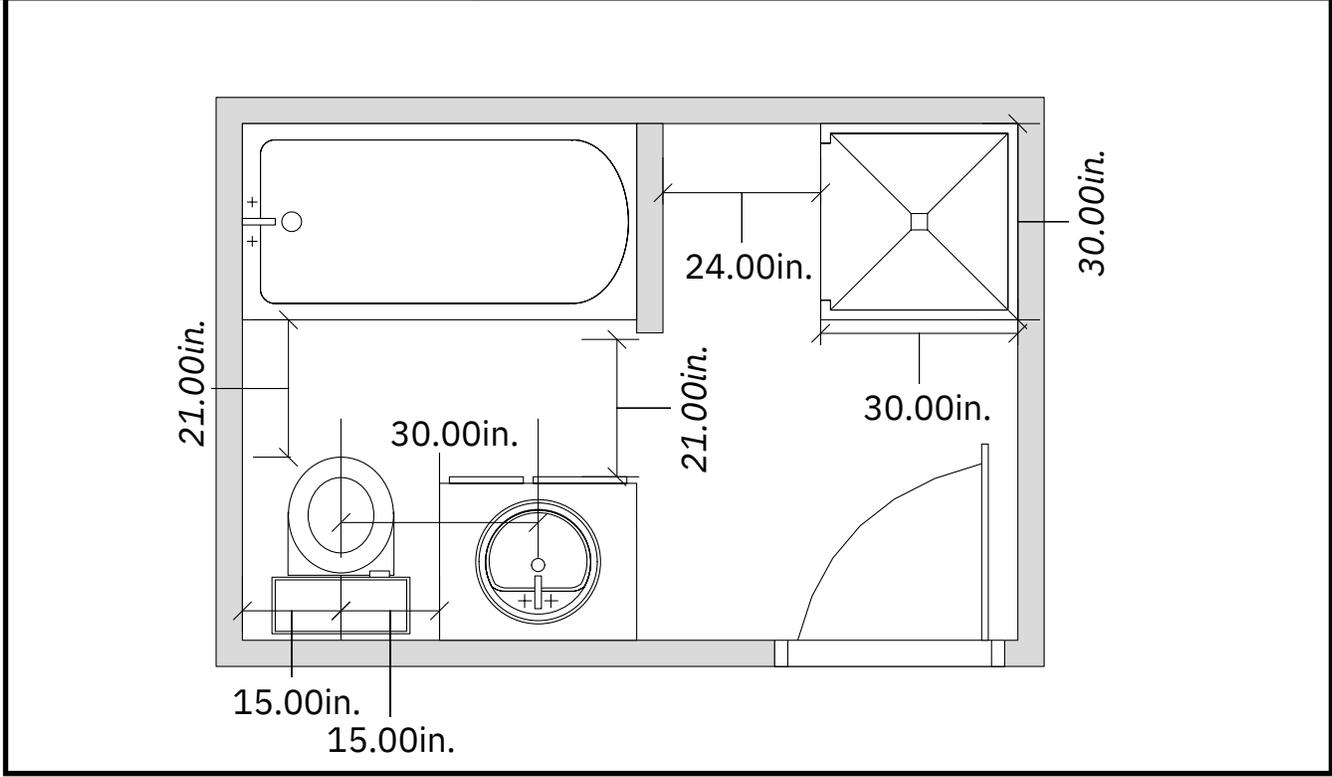
5. Bathrooms:

Toilets must be provided with a minimum of 21 inches in front of the toilet and 15 inches from the center of the toilet and any sidewall or other obstruction. Showers shall have a minimum inside dimension of 900 square inches, capable of encompassing a 30 inch circle and be finished 72 inches above the floor with non-absorbent materials. Shower door minimum clear opening width is 22 inches. See Exception 2, P2708.1. See page 3 for minimum fixture clearances.

A ventilation fan is required in toilet rooms and bathrooms with unopenable windows. The fan must be vented to the exterior of the building and not to terminate within 3 feet of an opening.

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Bathroom Fixture Clearance



Furnace and water heater clearances

