

# COLORADO CODE

CONSULTING

LLC

PLAN REVIEW  
CODE CONSULTING  
BUILDING INSPECTION  
TRAINING

## THE CODE

*Knowing & following it.*

**Colorado Code Consulting**, is well-qualified in building department administration, plan review and inspections – with a staff possessing more than 100 combined years of experience in construction code compliance and enforcement.

We have three offices located in Denver, Berthoud, and Frisco to provide immediate support.

Our inspectors are experts in their fields and can address most any type of issue that may arise. If your municipality, firm, or company needs assistance with understanding, interpreting or complying with code, Colorado Code Consulting can help.

We believe that being consistent and fair in enforcing codes provides the best means of maintaining control of construction throughout your community.

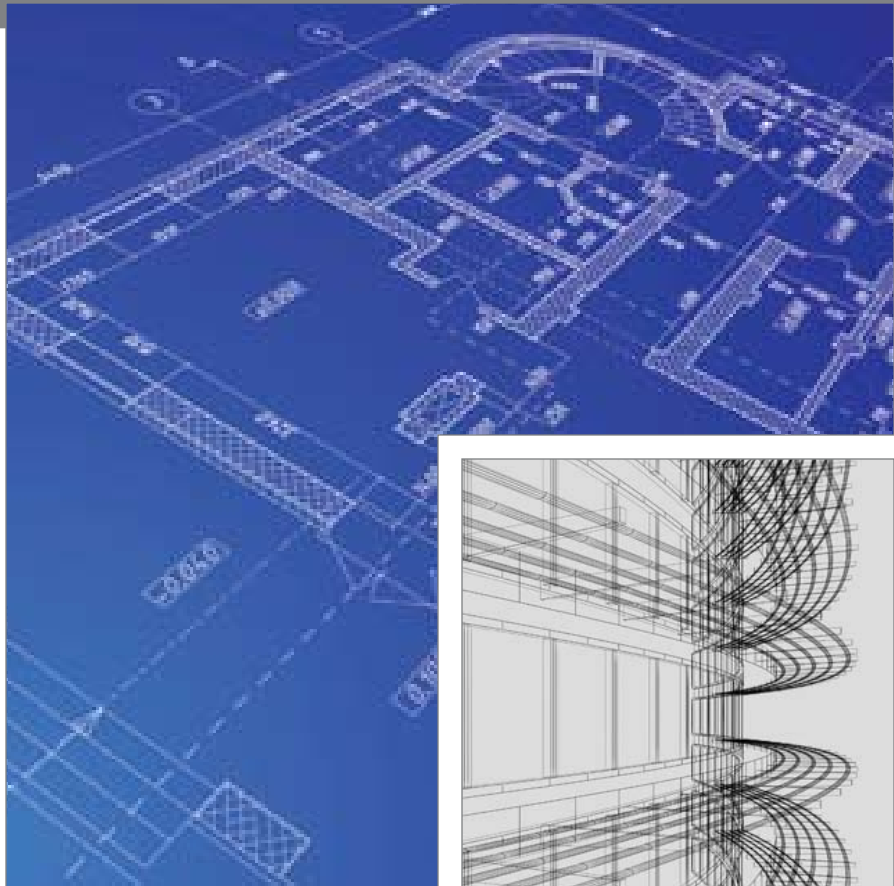
For small jurisdictions and those overwhelmed by an increased amount of development, we can provide professional level inspection and plan review services for less cost than hiring a full-time employee.

Numerous architectural firms contract with us to assist in code interpretations, preliminary reviews and code questions. Our goal is to expedite permitting by helping to insure your plans flow through the building department approval process.

**Our review process works to keep the project moving forward while ensuring compliance with all applicable codes.**

- First, we review all aspects of the project for conformance with the building, mechanical, plumbing, energy and electrical codes as adopted by the city. The structural portion of the documents are also evaluated for conformance with acceptable design standards.
- Then, we develop a plan review report outlining the necessary changes to bring the construction documents into compliance with the applicable codes. Upon request, our firm will meet with the designer/contractor before, during and after the plan review to clarify and assist in bringing the plans into compliance.
- During the construction of the project, we will also review plan revisions – and can conduct reviews of deferred submittals.

## REVIEWING PLANS



## INSPECTING PROPERTIES



**Our firm will coordinate an outline of operation with the city to achieve the most effective approach for building inspection. WE WILL:**

- Receive and schedule inspection requests from contractors through an integrated voice mail system.
- Conduct inspections in accordance with the construction codes adopted by the city – along with other inspections normally conducting by the building department.
- Produce an inspection report for each inspection conducted at the site – and submit copies on a weekly basis to the contractor and the city manager.
- Conduct follow-up inspections to confirm that discrepancies noted in previous reports were corrected for conformance with applicable codes.

## OUR CEO & VP

### *Our Clients*



**Stephen Thomas, CBO**  
*President*

Steve brings more than 30 years of experience to the table in code administration and construction industries. He is professionally certified by ICC and FEMA. He is a member of multiple professional organizations including the Colorado Chapter of the International Conference of Building Officials where he served as President and the International Code Council (ICC) where he currently serves as Vice Chairman of the IBC Means of Egress code development committee.



**Tom Meyers, CBO**  
*Vice President*

Tom has been active in building design, disabled accessibility and code administration for the past 20 years. He is an ICC Certified Building Code Official. He has served as President of the Colorado Chapter of ICC, Vice Chairman of the IRC Code Development Committee, IRC Building & Energy Committee for ICC, and is a past Chairman for the ICBO Evaluation Services committee.

#### Plan Review & Building Inspection

- City of Black Hawk
- City of Littleton
- City of Central
- City of Louisville
- City of Cherry Hills Village
- City of Greenwood Village
- City of Lakewood
- City of Parker
- Commerce City
- Town of Del Norte
- Town of Johnstown
- IBM Corporation
- Lockheed Martin
- National Renewable Energy Laboratories (Solar Decathlon)

#### Consulting & Design Assistance

- CCY Architects
- Marsh & Associates, Inc.
- Davis Partnership
- Oakwood Homes
- Design Edge Architects
- Oz Architecture
- DTJ Design
- Resort Design
- Engle Homes
- Rolf Jensen & Associates
- John Laing Homes
- Shea Homes
- Kephart Architects
- Trammel Crow Properties

#### Code Education

- Arizona Building Officials Educational Institute
- Associated General Contractors of Colorado
- Colorado AIA
- Colorado Chapter ICC Educational Institute
- Educode
- Oregon Building Officials Association
- Richmond Homes
- The Neenan Company
- Utah Chapter of ICC
- Washington Association of Building Officials Educational Institute

Our team of instructors are certified to teach all aspects of the building code nationwide. The following index of seminars will show you how we can help train your staff in all areas of building code. **If you don't see what you are looking for, we can customize classes to fit your training requirements.** If you would like to learn more about our expert staff or view class schedules, **please call or visit our website for more information.**

[www.coloradocode.net](http://www.coloradocode.net) / 303.400.6564



TRAINING YOUR STAFF

*"We provide the most qualified advice to our clients regarding building codes – intent and utilization."*

*Stephen Thomas*

— PRESIDENT —

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**\*Custom classes & lengths available upon request**

## SCHEDULING POLICIES

**For more information on fee & scheduling requirements please visit our website:**  
[www.coloradocode.net](http://www.coloradocode.net) / 303.400.6564

**Participants in CCC code classes conducted in Colorado may be issued ICC approved CEU's in accordance with the Colorado Chapter's policy governing Chapter Approved Education Providers.**

### **A/V Requirements**

Classes are conducted using Microsoft PowerPoint software. The sponsoring organization is responsible for providing an LCD projector and screen for the presentation. Colorado Code Consulting, LLC (CCC) will provide a laptop computer and the software. If the sponsor is not able to provide an LCD projector, arrangements with CCC can be made to provide a projector. A lapel microphone should be provided by the sponsoring organization for large rooms.

### **Travel Arrangements**

Colorado Code Consulting, LLC will make all travel arrangements. It is requested that the sponsoring organization provide the name and reservation information of the hotel where seminars will be held. If the seminar is not held in a hotel, the sponsoring organization is asked to provide a list of nearby hotels.

### **Cancellation Policy**

Our firm will only charge for losses incurred i.e. non-refundable airline tickets, hotel rooms, etc. If we have not incurred any out-of-pocket expenses, then a cancellation fee will not be charged. Fees will be due upon receipt of the invoice.

**IBC Accessibility Basic - 241****(1 day )**

Provides basic concepts of disabled accessible design and construction using the International Building Code and ICC/ANSI A117.1. The first portion of the class will discuss WHEN accessible features are required by the IBC. The remainder of the class will be devoted to HOW a building and its site is made accessible by the A117.1 Standard. This class is intended for the code user who is either new to accessible design or is in need of a refresher on the ever-changing requirements.

**IBC Accessibility Advanced - 242****(1 day )**

Devoted to advanced accessibility requirements using the International Building Code and ICC/ANSI A117.1. Topics will include scoping for accessible design, compliance paths for existing buildings, and Accessible, Type A and Type B residential requirements. New design methods not fully addressed by the IBC will also be discussed. The class will provide Federal accessibility background to help the student negotiate the maze of regulations and their base intent in the IBC.

**IBC Accessibility Overview Requirements - 240****(1 day )**

Overview of the scoping provisions for accessibility in the International Building Code and the technical provisions of the ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities. The seminar will also discuss differences between the provisions enforced by building department and the American Disabilities Act Accessibility Guidelines.

**IBC Advanced Means of Egress 220****(1 day )**

An advanced look at the means of egress requirements included in Chapter 10 of the International Building Code. The presentation will include detailed discussions on the design and review of the means of egress in unusual occupancies. Subjects included in the class are malls, assembly occupancies, special egress components, smoke proof enclosures, horizontal exits and exit passageways. Practical examples will be used to illustrate code requirements. This class is designed for those students that have a basic understanding of how the means of egress is designed and reviewed.

**IBC Building Areas, Fire Areas  
& Mixed Occupancies - 231****(1 day )**

Comprehensive discussion of the major compartmentalization concepts of the IBC, focusing on those requirements that deal with building size, sprinkler options and mixed-use buildings. Fire-resistance-rated construction is also addressed. This class will include topics on allowable areas, area increases, unlimited area buildings, fire area concept and construction, incidental/ accessory use areas and separated/non- separated uses.

**IBC Building Classification - 230****(1 day )**

Addresses the essential provisions of the IBC relating to the classification of buildings. Subjects include occupancy classification, type of construction, area calculations, location on property and building heights. Practical examples and problems will be discussed to illustrate code requirements.

**IBC Commercial Roofing - 353****(1/2 day )**

Provides an overview of the commercial roofing requirements in Chapter 15 of the 2006 International Building Code. The application of low-slope roofs will be the primary focus of this class. The use of manufacture's installation instructions as well as evaluation reports will be discussed in the installation and inspection of these types of roofing systems.

**IBC Extreme Buildings 1 - 451****(1 day )**

Addresses the very large and unusual buildings and how building departments address unusual developments. The class will focus on high-rise construction, atriums, unlimited area buildings, large assembly uses, and unusual designs and requests from developers. Several case studies will be discussed using the prescriptive code and alternative design principles of the International Building Code.

**IBC Extreme Buildings 2 - 452 (1 day )**

Continues from where Extreme Buildings 1 ended but continue sits focus on very large and unusual building plan reviews. The discussion will address the review and inspections of alternate designs and performance based design. The class addresses the true intent of the code versus the prescriptive language of the code. It encourages the student to look outside the box when evaluating unusual conditions or projects. The ICC Performance Code will be reviewed as part of this class. Although not widely adopted, this code provides a method to deal with unusual conditions. It also describes the true intent of the International Codes to assist in evaluating performance based design.

**IBC Extreme Plan Review & Inspections - 453 (1 day )**

Addresses the very large and unusual building plan review and inspections. The class will focus on high-rise construction, atriums, very large buildings and unusual projects. The class will also discuss the special inspection process and how to monitor the program. The discussion will address the review and inspections of alternate designs and performance based design.

**IBC Fire Resistant Rated Construction & Fire Protection - 310 (1 day )**

In-depth discussion of the fire-resistant-rated construction, Chapter 7 and 8, and fire protection, Chapter 9, provisions of the 2006 IBC. The class will include a discussion of available resources available to comply with these chapters. The class also includes discussion of where fire protection systems are required to be installed. The installation standards for fire protection systems will not be discussed in this class.

**IBC Means of Egress - 120 (1 day )**

This class is a basic overview of the means of egress requirements included in Chapter 10 of the IBC. The presentation will include detailed discussions on the design of the means of egress in buildings. Subjects included in the class are the three parts of the means of egress including occupant loads, egress width, number of exits, travel distance, common path of egress travel and exit enclosures. Practical examples will be used to illustrate code requirements.

**IBC Means of Egress for Fire Officials - 220 (1 day )**

A basic overview of the means of egress requirements included in of the International Building and Fire Codes. Subjects included are the three parts of the means of egress including occupant loads, egress width, number of exits, travel distance, common path of egress travel and exit enclosures. The seminar will also include the maintenance of the means of egress and how fire officials are involved in enforcing the requirements. Practical examples will be used to illustrate code requirements.

**IBC Multi-Family Construction - 351 (1 day )**

Overview of the requirements for multi- family dwellings in the International Building Code. Type V-A construction may be the most difficult type of construction to build a structure by. This seminar discusses the design, construction and inspection of Group R-2 occupancies including, building planning, fire-resistive rated construction, fire protection requirements and means of egress requirements.

**IBC Overview -101 (1 day )**

Explores the major provisions of the International Building Code. The presentation will include discussions of the provisions addressing the following issues: occupancy classification, types of construction, means of egress, fire sprinklers and fire-resistive-rated construction, administrative provisions and accessibility. This class is designed to provide an introduction to the new provision of the code. (IBC Overview also available in two- or three-day seminars.)

**IBC Tenant Improvement Aspects of Assembly, Business & Mercantile Occupancies - 352 (1/2 day )**

Identifies IBC provisions applicable to the design and construction of tenant space improvements. The discussion addresses the three most common types of uses: business, mercantile and assembly. It emphasizes options available in the code for gaining compliance. Discussion includes occupancy separations and fire areas, type of construction features, fire-resistance-rated construction, interior finish materials, fire protection features, means of egress components and means of egress design.

IBC Continued...

### **IBC Understanding Fire Resistance**

#### **Rated Construction - 210**

**(1 day )**

Focuses on those elements of buildings that are required to be fire-resistance-rated due to other provision of the code. Based on the International Building Code® (IBC®), provision applicable to all of the occupancies and construction types will be addressed. The seminar is applicable to all aspects of the regulatory/design/construction community, including building officials, fire officials, plans examiners, inspectors, design professionals and contractors. Major topics include: Required fire-resistance-rated construction in the IBC, Resources to Verify Fire-resistance-rated Construction, Fire walls, Fire Barriers and Fire Partitions, Horizontal Assemblies, Shaft Enclosures, Fire Doors and Fire Windows, Penetrations and Joints, Fire Dampers and Smoke Dampers, Fire-blocking and Draft-stopping.

#### **IBC Update -201**

**(1 day )**

Reviews the changes from the last edition to the current edition of the International Building Code. The background behind many of the changes will be discussed to provide the participant with an understanding of the intent of the changes and how to apply it to their everyday work. Subjects covered in the class will include the code change process, mixed occupancies, atriums, accessible means of egress and many more.

**IRC Exterior Wall Systems - 304****(1 day )**

Water intrusion through exterior walls may be the largest problem in residential construction today. This class discusses the International Residential Code's requirements for exterior walls. General installation requirements of products will be discussed, including weather barriers, flashing, wood/hardboard siding, masonry veneer, stucco and exterior insulated finish systems.

**IRC Inspections - 110****(1 day )**

Provides new residential inspectors with basic techniques and an understanding of conducting inspections of one & two dwelling and townhouse buildings. The discussion will include preparation, presentation and inspections of the building, plumbing, mechanical and electrical portions of a building.

**IRC Mechanical - 111****(1 day )**

Explores the major provisions of the International Residential Code (IRC). Discussion will include the chapters covering mechanical systems, heating and cooling equipment, exhaust systems, vents, combustion air, hydronic piping and fuel gas requirements. The class will also include a session on preparation for taking certification exams. Understanding fundamentals and with the knowledge of the more significant issues, individuals will be better prepared for taking an IRC certification exam.

**IRC Over The Counter Plan Review - 221****(2 day )**

Designed primarily for the building department employee who has an interest in learning more about the plan review aspects of working at the front counter. The course is intended to provide essential information that will assist in doing plan review as it relates to such items as patio covers, room additions, decks, garages, hot tubs and other items.

**IRC Overview - 101****(1 or 2 day )**

Explores the major provisions of the 2006 International Residential Code. The presentation includes detailed discussions of the provisions addressing the following issues: building planning; foundation, floor, wall and roof construction; exterior wall finishes; and roofing systems. The class is designed to provide an introduction to the provision of the code.

**IRC Plan Review - 220****(1 day )**

Designed to provide a broad overview of the process for residential plan review, this one day course will provide the basic steps involved to complete a comprehensive review of a residence. The class will discuss the tools and process for conducting a residential plan review. It will also increase your awareness of the necessary items required to insure code compliance of the homes built in your jurisdiction.

**IRC Plumbing - 112****(1 day )**

Explores the major provisions of the International Residential Code (IRC). Discussion will include the chapters covering plumbing installations, fixtures, water heaters, water supply, sanitary drainage, waste, vent and fuel gas requirements. The class will also include a session on preparation for taking certification exams. Understanding fundamentals and with the knowledge of the more significant issues, individuals will be better prepared for taking an IRC certification exam.

**IRC Prescriptive Bracing Requirements - 303****(1 day )**

Focuses solely on the prescriptive wall bracing methods in the IRC. Topics will include the code implementation of wall bracing with wood panels, gypsum panels, fiberboard panels, alternate braced panels, continuous wall sheathing and portal frames. Example problems will be provided and discussed.

IRC Continued...

**IRC Roofing - 302 (1/2 day )**

Provides an overview of the residential roofing requirements in Chapter 9 of the International Residential Code. This class will address primarily the application of steep roofing systems on residential structures. The use of evaluation reports and manufacturer's installation instructions will be discussed in the installation and inspection of these types of roofing systems.

**IRC Sites, Soils, Footings, Foundations & Locations on the Lot - 301 (1 day )**

This seminar provides in-depth training on the IRC code provisions for getting a "building out of the ground." The seminar is applicable to all aspects of the regulatory/design/construction community, including contractors, design professionals, plans examiners and inspectors. Major topics include: Soils and Geotechnical Reports, Soils Drainage, Use of Prescriptive Tables, Slabs on Ground, Slope Requirements, Basements and Crawl Spaces.

**IRC Structural Overview - 103 (1 day )**

Explores the major provisions of the International Residential Code (IRC). Discussion will include the chapters covering building planning, foundation, floor, wall, roof/ceiling construction and roof covering requirements. The class will also include a session on preparation for taking certification exams. Understanding fundamentals and with the knowledge of the more significant issues, individuals will be better prepared for taking an IRC certification exam.

**IRC Update - 201 (1 day )**

Review the change from the last edition to the current edition of the International Residential Code. The background behind many of the changes will be discussed to provide the participant with an understanding of the intent of the changes and how to apply it to their everyday work. Discussion covered in this class will also include the code change process,

## EDUCATIONAL SEMINARS

### *Miscellaneous & Multiple Codes*

#### **Clandestine Drug Labs: Identification & Remediation - 355 (1 day)**

Clandestine methamphetamine manufacture has grown exponentially, becoming a significant problem for local government. This fast-paced course is designed to teach inspectors how to identify a meth lab, how the drug is manufactured, and what forms of hazardous contamination is left behind. The second part of the course will discuss remediation methodology and the building department's role administering the clean-up.

#### **Combination Inspection of Small Commercial Structures - 210 (1 day)**

Provides new commercial inspectors with basic techniques and an understanding of conducting inspections of small commercial buildings. The discussion will include preparation, presentation and inspections of the building, plumbing, mechanical and electrical portions of a building.

#### **Commercial Plan Review - 220 (1 day)**

Explains the process of conducting a plan review for small/medium sized commercial projects. It will cover the Building, Plumbing, Mechanical and Electrical requirements for commercial projects. The first day will focus on the building code portion of reviews based on the International Building Code. The Second day will focus on the plumbing, mechanical and electrical portion of the review. The class will provide students with formats, process and understanding of how to conduct a commercial plan review.

#### **Continued Use & Reuse of Existing Buildings - 350 (1/2 day)**

Addresses the relationship of the IBC to existing buildings, as well as the use of the IEBC. Focuses on the fundamental requirements of IBC Chapter 34 that are placed on an existing structure that undergoes repair work, alteration, renovation activity or construction of an addition, and the effect of a change in the building's occupancy classification. Discusses the "compliance alternatives" method of Section 3409. Topics include regulations of additions, alterations and repairs, changes of occupancy considerations, compliance alternatives and application of the IEBC.

#### **IBC Assessment of Alternates Methods & Materials - 354 (1 day)**

Provides a solid background in the application of the alternates provisions contained in IBC Section 104.11. The first portion of the class will dissect the IBC to derive the base intent behind the prescription code requirements used to justify a 104.11 alternate assessment. The second portion of the class will look at sustainable alternative construction methods such as earth ship, straw bale, cob, cordwood, etc. Students will apply the requirements of 104.11 to each of these techniques to determine if the intent of the code is met. The instructor will also discuss "easy" qualification of alternates by using ICC Evaluation Services acceptance criteria and Evaluation Reports. Examples at the U.S. Department of Energy's (NREL) 2007 Solar Decathlon will be used to help illustrate real world application of the alternates assessment process for some of the most innovative and advanced construction found in a U.S. "jurisdiction".

#### **IBC & IRC for Fire Officials - 101 (1 day)**

This fast-paced seminar explores the major provisions of the International Building Code (IBC) and International Residential Code (IRC) as they relate to fire department personnel. The presentation will include discussions of the provisions addressing the following issues: occupancy classification, types of construction, means of egress, fire sprinklers fire-resistive-rated construction, one- and two-family dwellings and townhouses. This class is designed to provide an introduction to the new provisions of the code.

#### **ICC CBO Certification Technical Examination Review - 352 / 353 (2 day)**

Reviews the ICC references used for the ICC CBO Technical Examination. Subjects discussed will include architectural plan review, structural plan review, building systems plan review and field inspections portions of the examination. Students will be able to use this seminar to prepare for taking the examination.

### **International Energy Conservation Code**

#### **Overview - 356 (1 day)**

This one-day class covers the provisions of the 2006 International Energy Conservation Code. Both commercial and residential plan review and inspection techniques will be reviewed. Discussion will include climate zones, thermal envelope, air barriers, vapor barriers, mechanical systems, lighting controls and loads as well as determining lighting budgets. This class is a combination of the half-day Residential and Commercial Energy Conservation classes.

### **International Energy Conservation Code**

#### **Residential - 357 (1/2 day)**

This half-day seminar is designed to provide an in-depth look at the Residential Energy requirements in Chapter 11 of the 2006 IRC and Chapter 4 of the 2006 IECC. Residential plan review and inspection techniques will be reviewed. Discussion will cover topics such as the thermal envelope, climate zones, air barriers, vapor barriers, total UA path and performance path.

### **International Energy Conservation Code**

#### **Commercial - 358 (1/2 day)**

This half-day seminar is designed to provide an in-depth look at the commercial energy requirements of the 2006 International Energy Conservation Code. Commercial plan review and inspection techniques will be reviewed. Discussion will cover topics such as the Discussion will include climate zones, thermal envelope, mechanical systems, lighting controls and loads as well as determining lighting budgets.

### **International Existing Building Code - 305 (1 day)**

This one-day class addresses the use of the International Existing Building Code. Focuses on the fundamental requirements of IEBC that are placed on an existing structure that undergoes repair work, alteration, renovation activity or construction of an addition, and the effect of a change in the building's occupancy classification. The class discusses the prescriptive requirements, work area requirements and compliance alternatives method of evaluating work in an existing building. Topics include regulations of additions, alterations and repairs, changes of occupancy considerations, compliance alternatives and application of the IEBC.

### **International Mechanical & Fuel Gas Codes - 301 (1 day)**

A review of the International Mechanical Code and the International Fuel Gas Code adopted and amended by the State of Washington will be provided, along with the basic provisions for appliance installation, combustion air, venting, fuel gas piping, ducting, ventilation and exhaust.

### **International Property Maintenance Code & Dangerous Buildings - 302 (1 day)**

Provides an overview of housing and property maintenance inspections as outlined in the International Property Maintenance Code. Defining and identifying specific ways to handle dangerous buildings will be discussed. The seminar will assist code personnel who are seeking a better understanding of how to approach property maintenance inspection, how to conduct a thorough inspection and how to follow through with appropriate enforcement actions.

### **Legal Aspects & Ethics for Building Departments - 351 (2 part - 1 day)**

The first part of this course provides individuals with guidelines for administering the legal aspects of code enforcement, prosecution and maintenance. Topics will include historical results of ignoring regulations, interpretation and application of pertinent laws and theories of legal liability. The second part will discuss ethics, with a discussion of "real world" issues that affect the perception and performance of the code enforcement staff.

