

CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject: TRANSITION RULES DETERMINATION		
Approved: Scott V. Prisco, AIA, Building Official		
Number: DBC Section 103.10	Effective Date: June 7, 2016	Page: 1 of 2

Reference: DBC Section 103.10 Transition Rules

Scope: The provisions of this policy clarify the transition rules related to the continuation of projects under the 2011 Denver Building Code (DBC) after the effective date of the 2016 DBC of September 12, 2016.

Policy:

For the purposes of providing clarification to the transition rules for continued use of the 2011 Denver Building Code, please see the following.

1. Major Projects

Per Section 103.10.2, major projects established to be in design during the drafting of the 2016 DBC, and that will be submitted for building permit review after 9/12/16, may be reviewed and permitted under the 2011 DBC with the approval of the Building Official. In order to be considered for this review, the owner or owner's agent must document compliance with one of the following:

- a. New building or major addition to an existing building - Site Development Plan review must have started prior to March 7, 2016 (the date the 2016 DBC was adopted by City Council). If the Site Development Plan has already been approved, then its approval must still be valid per the requirements of the City and County's zoning code.
- b. Major renovations to existing buildings – For major renovations that will or will not result in a change of occupancy for an existing building, schematic design must have started prior to March 7, 2016 (the date the 2016 DBC was adopted by City Council) and the applicant must document continuous design progress since schematic design began.

An owner or owner's agent proposing to have a project reviewed under the 2011 DBC after September 12, 2016 must request this proposal in writing to the Building Official. This written request must clearly indicate which option above is being requested and must provide substantiating documentation. This written request must be received no later than August 26, 2016.

A major project is not considered to be a new single family or duplex project designed under the IRC.

Written Request

A written request to submit a project under the 2011 DBC must be emailed to the Building Official, Scott V. Prisco, AIA, at scott.prisco@denvergov.org. This written request must contain the following information, in addition to that noted above, and must be received no later than August 26, 2016.

- a. Request to proceed under the 2011 Denver Building Code
- b. Address of the project
- c. Description, number of stories, floor area, occupancy, etc. of the project
- d. Date design drawings commenced – which must be prior to 3/7/16
- e. Intended date of construction drawing submission to the Agency

**CITY & COUNTY OF DENVER
COMMUNITY PLANNING & DEVELOPMENT
BUILDING PERMIT POLICY**

Subject: TRANSITION RULES DETERMINATION

Approved: Scott V. Prisco, AIA, Building Official

**Number: DBC Section
103.10**

Effective Date: June 7, 2016

Page: 2 of 2

- f. Commitment that permits will be obtained and construction commenced by March 12, 2017 (180 days after the effective date of the 2016 DBC)
 - g. Commitment that the project will be completed by September 12, 2018 (24 months after the effective date) – if this date will not be possible please outline the expected date in the letter as this must also be approved
2. Type Approved Projects

Per Section 103.10.3, type approved structures approved under the 2011 DBC, may continue to be permitted and constructed for 180 days after 9/12/16. All work must therefore be permitted and construction must have started prior to March 12, 2017 (180 days after the effective date).

3. Commencement of Construction

For the purposes of this policy, commencement of construction shall mean the following:

- Appropriate building permits have been issued to the contractor;
- The site is fenced and secured;
- Shoring (if required) and excavation has been completed; and
- Foundation construction has begun.

END OF DOCUMENT