Reference: 2019 Denver Building Code (DBC) Administration Section 103.10 Transition Rules

Scope: The provisions of this policy clarify the transition rules related to the continuation of projects under the 2016 Denver Building Code (DBC) after April 30, 2020, the effective date of the 2019 DBC.

Policy:
For the purposes of clarifying the transition rules for continued use of the 2016 Denver Building Code, please see the following.

1. Major Projects

   Per Denver Building Code Section 103.10.2, major projects established to be in design during the drafting of the 2019 DBC, and that will be submitted for building permit review after April 30, 2020, may be reviewed and permitted under the 2016 DBC with the approval of the Building Official. To be considered for this review, the owner or owner’s agent must submit a letter of request documenting 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 December 30, 2019 (the date of the ordinance adopting the 2019 DBC). If the Site Development Plan has already been approved, then its approval must still be valid per the requirements of the Denver Zoning Code.

   b. Major renovations to existing buildings – For major renovations to an existing building, construction documents (CDs) must have started prior to December 30, 2019 (the date of the ordinance adopting the 2019 DBC) and the applicant must document continuous design progress of CDs.

An owner or owner’s agent proposing to have a project reviewed under the 2016 DBC after April 30, 2020 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 April 17, 2020.

A major project is not considered to be a new single family, duplex, or townhome project designed under the IRC, nor any project with a valuation less than $5,000,000.

Written Request

A written request to submit a project under the 2016 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 April 17, 2020.

   a. Request to proceed under the 2016 Denver Building Code

   b. Address of the project

   c. Description, number of stories, floor area, occupancy, etc. of the project

   d. Date CDs commenced – which must be prior to 12/30/2019

   e. Intended date of construction drawing submission to the Building Permitting and Inspection Services Agency
f. Commitment that all phases of construction drawings (i.e. foundation, superstructure, etc.), exclusive of deferred submittals, will be submitted to the Building Permitting and Inspection Services Agency for formal log in and review by July 31, 2020.

g. Commitment that permits will be obtained and construction commenced by October 30, 2020 (180 days after the effective date of the 2019 DBC).

h. Commitment that the project will be completed by April 30, 2022 (24 months after the effective date) – unless otherwise approved by the Building Official and Fire Official.

2. Type Approved Projects

Per Section 103.10.3, type approved structures approved under the 2016 DBC, may continue to be permitted and constructed for 180 days after the effective date. All work must therefore have permits issued and construction must have started prior to October 30, 2020 (180 days after the effective date).

3. Commencement of Construction

For the purposes of this policy, commencement of construction shall mean all of 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.

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