

CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject: <b>CODE TRANSITION RULES</b>		
Approved: <b>Scott V. Prisco, AIA, Building Official</b>		Drafted by: Browning
Number: <b>ADMIN 103.10</b>	Effective Date of this Policy: April 30, 2020	Page: <b>1 of 2</b>

**REVISED: 4/30/20 PER CITY COUNCIL & MAYORAL APPROVALS: 4/27/20 & 4/29/20, RESPECTIVLY**

**Reference: 2019 Denver Building Code 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 July 31, 2020, the *revised* 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. (Any project submitted for building permit review before the close of business on July 31, 2020, may be designed based on either the 2016 DBC or the 2019 DBC.)

1. Major Projects

Per *amended* 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 July 31, 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 the following:

*[Major Projects that have already obtained Building Official approval are automatically grandfathered approval and do not need to resubmit a request. A full building permit application and submittal for all phases must be submitted to the Building Permitting and Inspection Services Agency on or before 12/31/2020]*

An owner or owner's agent proposing to have a project reviewed under the 2016 DBC after July 31, 2020 must request this proposal in writing to the Building Official. This written request must be received no later than July 24, 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](mailto: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 July 24, 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. Intended date of construction drawing submission to the Building Permitting and Inspection Services Agency
- e. 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 December 31, 2020.

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- f. Commitment that permits will be obtained and construction commenced by July 30, 2021 (approximately one year after the effective date of the 2019 DBC). *[Permits for projects where reviews are approved but the permits are not issued expire 180 days after last review approval. It is the applicant's responsibility to ensure the project is not cancelled and destroyed by reaching out to [planreview@denvergov.org](mailto:planreview@denvergov.org) to request an extension to July 30, 2021.]*
- g. Commitment that the project will be completed by July 31, 2023 (within 36 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 December 31, 2020.

3. Commencement of Construction

For the purposes of this policy, commencement of construction shall include all 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**