



**United States Department of Agriculture  
Rural Development**

November 06, 2012

**Colorado State Supplement  
(RD Instruction 1924-A)**

**SUBJECT:** Design and Construction Development Standards for Construction Projects Financed Under the Single Family Housing, Multi-Family Housing, and Community Facilities Programs, or Under the Business and Industry or Water and Environmental Programs When a Project Includes An Architectural Component.

**TO:** USDA Rural Development Colorado Staff and Program Administrators

**PURPOSE / INTENDED OUTCOME:**

The purpose of this State Supplement is to identify the applicable building and life safety codes that shall apply to the design and construction of new buildings, housing and other structures; renovation, expansion or remodel of existing structures; or other projects of an architectural nature, financed in whole or in part by loan/grant programs administered by the Colorado State Office of the USDA Rural Development, in order to ensure adequate protection of Rural Development's security interest in real estate and the life and limb of the project's end-users and the general public. This State Supplement is made **effective November 06, 2012.**

**SUMMARY OF CHANGES:**

This State Supplement replaces ARCHITECTURAL TECHNICAL GUIDE 0022 (March 10, 2006) Development Standards: Requirements for New and Existing SFH and MFH Construction Projects. ATG 0022 identified the 2003 edition of the International Code Council's Model Building Codes as the Agency's development standards for, "stick built and modular housing financed by Rural Development." The 2003 model building codes have fallen into disuse, having been superseded by the 2006, 2009 and 2012 editions of the model building codes.

**EXPIRATION DATE:**  
**Effective Until Revised**

**FILING INSTRUCTIONS:**  
**§1924.5 (d) (1) (i) (E)**

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## **IMPLEMENTATION RESPONSIBILITIES:**

**Overview** - RD Instruction 1942-A requires that, “*Facilities financed by Rural Development will be designed and constructed in accordance with sound engineering and architectural practices, and must meet the requirements of Federal, State and local agencies.*” RD Instruction 1924-A, requires that, “*All new buildings to be constructed and all alterations and repairs to buildings will be planned to conform with good construction practices.*” Section 1924.5 (d) (1) (i) (E) goes on to instruct Rural Development State Offices to identify, through a State Supplement, the development standards that shall apply to new construction, and alternations or repair of existing structures financed by Rural Development. These development standards apply to Rural Development direct loans and grants. For Rural Development guaranteed loans, the Lender establishes the standards of development for the specific project, in addition to all applicable State and local standards/requirements.

**Background** – The State of Colorado exercises “home rule” authority when it comes to building construction codes and standards, meaning the adoption and enforcement of building codes are left to the discretion of the local building jurisdiction. However, not all municipalities and counties in Colorado have a building department, and not all municipalities and counties in Colorado have adopted a building code. To determine which, if any, building codes have been adopted in a particular building jurisdiction, please visit the Colorado Department of Local Affairs website at: [https://dola.colorado.gov/geo/ec\\_statewide.jsf](https://dola.colorado.gov/geo/ec_statewide.jsf). The International Code Council (ICC) also monitors the adoption of ICC model codes by State. Visit: <http://www.iccsafe.org/gr/Pages/CO.aspx> to see a list of adopted ICC model building codes per local Colorado building jurisdiction. These web links are provided as a convenience to the reader and Rural Development does not endorse nor attest to the accuracy of either website.

There are a few instances when statewide building codes are enforced, or when the State involves itself in the construction of a project. This list is not all inclusive:

### Energy Efficiency:

- Per Colorado House Bill 07-1146, “... every board of County Commissioners of a County that has enacted a building code, and thereafter every board that enacts a building code, shall adopt and enforce a building energy code that meets or exceeds the standards in the 2003 version of the International Energy Conservation Code pursuant to Section 30-28-211.”

[Colorado House Bill 07-1146](#)

### Hotels/Motels and Multi-Family Housing:

- When a County has adopted a building code but has no building department and does not provide local inspection for building code compliance, construction inspection for hotels, motels, and multi-family homes are required to be inspected by the Colorado Division of Housing, Housing Technology and Standards (HTS) Section to ensure that currently adopted building codes are enforced.

[Building Codes Adoption and Compliance](#)

### State Owned Buildings:

- State owned building and facilities are governed by the adopted building codes of the Colorado State Buildings Program:

[APPROVED STATE BUILDING CODES](#)

Hospitals and Health Facilities:

- Construction standards for health care facilities licensed by the Colorado Department of Public Health and Environment may be found in Chapter III – General Building and Fire Safety, Standards for Hospitals and health facilities - 6 CCR 1011-1:  
[Standards for Hospitals and Health Facilities \(6 CCR 1011-1\)](#)

Child Care Facilities and Centers:

- State rules regulating child care facilities and centers may be found under the Colorado Code of Regulation Subtitles:  
[GENERAL RULES FOR CHILD CARE FACILITIES](#)

[7.702 RULES REGULATING CHILD CARE CENTERS \(LESS THAN 24-HOUR CARE\)](#)

Construction of Public Schools:

- Refer to the Colorado Department of Public Safety, Division of Fire Safety adopted codes for public school construction:  
[Colorado Department of Public Safety](#)

**Policy - Colorado Rural Development Design and Construction Development Standards**

When a local building jurisdiction has adopted a model building code(s), the requirements of the local jurisdiction and any other Federal or State requirements shall govern the design and construction of the Rural Development financed project. However, in the absence of a locally adopted or State mandated building code or standard, projects financed by the USDA Rural Development shall comply with adopted building codes of the [Colorado State Buildings Program](#), (and any State or National amendments that may apply), with the exception of the 2003 edition of ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities. Accessibility standards for Rural Development financed project shall abide by the 2004 - *Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines (ABAAG)*, also referred to as ABAAS by the Agency. [ABA Accessibility Guidelines for Buildings and Facilities](#)

*Refer to program specific instructions and regulations for other design and construction requirements such as standards for factory-built structures, specific criteria for fire stations, health care and day care facilities, and group housing; and when plan certification is required.*



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