

**PLANNING AND DEVELOPMENT MEMORANDUM**  
**#10-45**

December 2, 2010

**TO:** Honorable Mayor Joyce Downing and City Council Members

**FROM:** William Simmons, City Manager *WAS*  
James Hayes, Director, Planning and Development Department *JH*  
Eric Pendley, Chief Building Official *EP*

**SUBJECT:**

1) Adoption of 2009 International (Building) Codes and 2) Adoption of Electrical Permit Fee Schedule, effective September 1, 2010.

**RECOMMENDATION:**

Staff is requesting discussion and direction on the future adoption of these new codes and electrical fee changes at a study session. This memorandum has been prepared to provide the Council with some initial background information.

**BACKGROUND:**

There are two distinct projects for consideration by the City Council, but both relate to codes regulating the built environment in the City. Neither item is currently scheduled for public hearing at this time, and staff is requesting discussion and direction.

Every three years, new International Building Codes are released and historically, the City has adopted the codes with some minor amendments. There are several reasons to adopt the most up-to-date codes including advances in building technologies and enhanced life safety improvements. The Building Division is currently operating under the 2006 International Codes and 2008 National Electric Code and is requesting to schedule the 2009 International Codes and an updated Electrical Permit Fee Schedule for adoption by the City Council.

Minor amendments, consistent with previous adoptions, have been made and reviewed by North Metro Fire Rescue Authority and City Attorney.

*Current Adopted Code*

2006 International Residential Code (IRC)  
2006 International Property Maintenance Code (IPMC)  
2006 International Plumbing Code (IPC)  
2006 International Mechanical Code (IMC)  
2006 International Fuel Gas Code (IFGC)  
2006 International Fire Code (IFC)  
2006 International Energy Conservation Code (IECC)  
2006 International Existing Building Code (IEBC)  
2006 International Building Code (IBC)  
2008 National Electric Code (NEC)  
(less than) 2008 Electrical Permit Fee Schedule

*Proposed Code Adoption*

2009 IRC  
2009 IMPC  
2009 IPC  
2009 IMC  
2009 IFGC  
2009 IFC  
2009 IECC  
2009 IEBC  
2009 IBC  
No change  
Sept. 1, 2010 schedule

In 2008, when the 2008 NEC was adopted, the fee schedule was amended and the rates approved by the City Council were lower than the previous adoption of the (2005) electrical codes in January, 2007. As part of this round of code adoptions, Staff is proposing an update to the fee schedule to match the State of Colorado. The fees are twice as much as the current City of Northglenn fees, but this change will provide a level of consistency between the State and the City.

There are several alternatives for public involvement in the code update and adoption process. In the past, staff mailed postcards to all licensed contractors and requested input. The Board of Adjustment serves as the Board of Building Appeals for the City and this existing group could serve as a committee to review the proposed changes. A separate task force or sub-committee of the City Council is yet a third option for reviewing the codes. The current fee structure may also be reviewed, with a formal recommendation to the City Council at a future meeting.

With respect to the International Codes and electrical fee changes, staff is proposing three alternatives for the Council's consideration:

1. Direct staff to prepare the appropriate Ordinances (Council Bills) for review;
2. Direct staff to convene a meeting of the Board of Adjustment to serve as a committee of citizens to review the proposed changes;
3. Direct staff to conduct a second study session on this topic after responding to specific questions.

There are several attachments related to a specific provision in the 2009 International Residential Code regarding residential sprinkler systems. Nationwide, there are numerous concerns about this aspect of the code was included, and locally, the State Plumbing Board and Fire Marshal's Association are still discussing the inspection procedures. Staff has included a table of various jurisdictions in the State and how they are addressing this issue. City Staff, Safebuilt, and North Metro Fire are all recommending this residential sprinkler requirement be eliminated (amended out of) from the 2009 IRC until future code adoption years.

**POTENTIAL OBJECTION:**

Staff is not aware of any objections to the adoption of the new International Codes or Electrical Permit Fee Schedule. However, no formal outreach to licensed contractors or citizens has been done prior to the initial study session. It is important to note there will be no impact on existing residential or commercial structures in the City. Expansion or enlargement of buildings will require compliance with the new codes, and the adoption of the IEBC (existing buildings) will assist contractors and designers in exempting existing buildings from compliance with the new code.

**BUDGET/TIME IMPLICATIONS:**

There are potential budget implications in keeping a lower fee structure compared to other municipalities and it may be an important issue for the staff and potential task force to review. The 2009 International Codes have been available for approximately one year and it is important to adopt the latest version to keep pace with all of the latest life safety revisions.

The 2009 IPC, IMC, IFGC became effective on April 1, 2010 and the balance of the codes (IRC, IPMC, IFC, IECC, IEBC, IBC) have an effective date of July 1, 2010. These codes apply to all

State projects and adoption of these codes on a local level is critical to ensure consistency with State law.

**STAFF REFERENCE:**

If Council members have any questions they may contact James Hayes, Director of Planning and Development at 303-450-8937 or by e-mail at [jhayes@northglenn.org](mailto:jhayes@northglenn.org).

**ATTACHMENTS:**

- A - City of Northglenn Municipal Code, Chapter 10, Article 3 – National Electrical Code
- B - State of Colorado Electrical Permit Fee Schedule, effective September 1, 2009
- C - State of Colorado Electrical Permit Fee Schedule, effective September 1, 2010
- D - Draft Resolution establishing the schedule of fees for electrical permits
- E - 2009 IBC, IRC and IFC Code Change Highlights presentation from City and Co. of Broomfield
- F - Adoption of Residential Sprinkler Requirements, Guidance Document from International Code Council (ICC) and Fire Marshal's Association of Colorado, dated Sept. 25, 2009
- G - 2009 IRC Adoption and Fire Sprinklers Table
- H - 2009 IRC Proposed Amendments from North Metro Fire Rescue District, dated Oct. 22, 2010
- I - Draft Ordinance adopting the 2009 International Codes, as amended

**ATTACHMENT A**

City of Northglenn Municipal Code, Chapter 10, Article 3 – National Electrical Code

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CHAPTER 10  
BUILDING REGULATIONS

ARTICLE 3  
NATIONAL ELECTRICAL CODE

**Section 10-3-1.** Title. This ordinance shall be known and cited as the National Electrical Code.

[Source: Ord. 1516, 2008]

**Section 10-3-2.** Adoption of the 2008 National Electrical Code. The 2008 National Electrical Code, sponsored by the National Fire Protection Association, Quincy, Massachusetts, as adopted by the State of Colorado, is adopted by reference as a primary code to have the same force and effect as though set forth in this Chapter in every particular.

[Source: Ord. 1516, 2008]

**Section 10-3-3.** Copies on File. At least one certified copy of the 2008 National Electrical Code, as adopted by the State of Colorado, is on file in the office of the City Clerk and may be inspected during regular business hours.

[Source: Ord. 1516, 2008]

**Section 10-3-4.** Scope. The purpose of the Code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Code.

[Source: Ord. 1516, 2008]

**Section 10-3-5.** Adoption of Annex H.

Annex H is hereby adopted with the following amendments

- (a) Article 80.5 is hereby deleted in its entirety.
- (b) Article 80.13(13) is hereby amended by the insertion of "five (5)" in the blank space.
- (c) Article 80.15 is hereby amended in its entirety to read as follows:

"Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Section 11-42-5 of the Northglenn Zoning Ordinance."

- (d) Article 80.19(e) is hereby amended in its entirety to read as follows:

The fee for each permit required under the National Electrical Code shall be as set forth below:

Electrical permit fees.

Residential: this includes single family, multi-family, and condominiums, and extensive remodeling and additions. Fees are based on enclosed living area, and are as follows:

<b>Enclosed Living Area</b>	<b>Fee</b>
Not more than 1,000 sq. ft.	\$46.00
Over 1,001 sq. ft. and not more than 1,500 sq. ft.	\$46.00
Over 1,500 sq. ft. and not more than 2,000 sq. ft.	\$46.00
Per 100 sq. ft. in excess of 2000 sq. ft.	\$1.00

All other fees shall be computed on the dollar value of the electrical installation as determined by the Building Official, including fixtures and installation costs thereof, and such fees shall be as follows:

<b>Valuation of Work</b>	<b>Fee</b>
Not more than \$300	\$46.00
\$301 but not more than \$2,000	\$46.00
\$2,001 but not more than \$50,000	\$11.50 per each \$1,000 valuation or fraction thereof of total valuation, plus \$17.25 base fee
\$50,001 but not more than \$500,000	\$11.50 per each \$1,000 valuation or fraction thereof of total valuation, plus \$17.25 base fee
More than \$500,000	\$11.50 per each \$1,000 valuation or fraction thereof of total valuation, plus \$17.25 base fee

- (e) Article 80.19(f)(3) is hereby amended by the insertion of "five (5)" in the blank space.
- (f) Article 80.23 is hereby amended in its entirety to read as follows:

It shall be unlawful for any person to violate any of the provisions of the National Electrical Code.

Any violation of the provisions of this Ordinance and any violation of any of the provisions of the National Electrical Code, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

- (g) Article 80.25(c) is hereby amended by the insertion of "five (5)" in the blank space.
- (h) Article 80.27(a) is hereby amended by the insertion of "City of Northglenn" in the blank space.
- (i) Article 80.27(b)(3) is hereby amended by the insertion of "Colorado" in the blank space.
- (j) Article 80.27(b)(4) is hereby amended to read as follows:

Have had at least "two (2)" years experience as an electrical inspector or "five (5)" years in the installation of electrical equipment. In lieu of such experience, the applicant shall be a graduate in electrical engineering or of a similar curriculum of a college or university considered by the City Manager as having suitable requirements for graduation and shall have had two years' practical electrical experience.

- (k) Article 80.29 is hereby amended by the insertion of "City" in the blank space.
- (l) Article 80.33 is hereby deleted in its entirety.
- (m) Article 80.35 is hereby deleted in its entirety.

[Source: Ord. 1516, 2008]

**Section 10-3-6. Application.** The provisions of this Article and the provisions of the National Electrical Code adopted by reference shall apply to every building or structure located either within or without the corporate limits of the City of Northglenn, the use of which the City has jurisdiction and authority to regulate.

[Source: Ord. 1516, 2008]

**Section 10-3-7. Violations -- Penalty.** It shall be unlawful for any person to violate any of the provisions of the National Electrical Code, as adopted, or the provisions of this ordinance.

Any violation of the provisions of this ordinance and any violation of any of the provisions of the National Electrical Code, as adopted, shall, upon conviction, be punishable as

provided in Section 1-1-10(a)(2) of this Code.

[Source: Ord. 1516, 2008]

**Section 10-3-8. Conflicts.** If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the Northglenn Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

[Source: Ord. 1516, 2008]

**Section 10-3-9. Severability Clause.** If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts thereof, irrespective of the fact that any one part or parts be declared invalid or unconstitutional.

[Source: Ord. 1516, 2008]

**Section 10-3-10. Safety Clause.** The City Council hereby finds, determines, and declares that this ordinance is necessary for the preservation of the public health, safety and welfare.

[Source: Ord. 1516, 2008]

**Section 10-3-11. Effective Date.** This ordinance shall become effective July 1, 2008.

[Source: Ord. 1516, 2008]

City Clerk's Office    303.450.8755    |    303.450.8709    |    303.450.8757



**ATTACHMENT B**

State of Colorado Electrical Permit Fee Schedule, effective September 1, 2009

# ELECTRICAL PERMIT FEE SCHEDULE

Effective: September 1, 2009

Electrical permit fees are reviewed annually and may be adjusted as necessary. Fees are based on *either* RESIDENTIAL *or* ALL OTHER FEES. Do not use *both* categories to determine your fee. If an electrical permit is not filed in advance of the commencement of an installation, the inspection fee shall be twice the amount as prescribed by Colorado Revised Statute §12-23-117(3).

**Temporary construction meters** require a separate permit application from any other activity. Please use this form and check the "Temporary Construction Service Only" box on the first page.

**Trim permit.** If a permit expires *after* the rough-in inspection has been completed, inspected, and approved by the electrical inspector, but *before* the final inspection is approved, a TRIM permit must be obtained. The fee is based on the valuation of the electrical remaining work to be inspected. **Minimum fee is \$100**

**Section A. RESIDENTIAL:** This fee (based on the enclosed living area only) includes construction of, or remodeling or addition to a single family home, a unit in a duplex, a condominium, or a town house. *If you are only providing or changing a service and not wiring any portion on the above, see section 'B' below for correct permit fee.*

<u>LIVING AREA</u>	<u>FEE</u>
(1) Not more than 1,000 square feet .....	<b>\$ 100</b>
(2) 1,001 square feet and not more than 1,500 square feet ....	<b>\$ 150</b>
(3) 1,501 square feet and not more than 2,000 square feet ....	<b>\$ 200</b>
(4) Per 100 square feet in excess of 2,000 square feet.....	<b>\$ 10</b>

**Example:** The home is 2235 square feet

The base fee for 2000 sq ft (of the 2235 sq ft total) is \$200 (see item (3) above)..... \$200

The remaining 235 sq ft is rounded up, per section (4) above, to 300 sq ft (3 x \$10 = \$30) .. 30

The total fee is: ..... **\$230**

**Section B. ALL OTHER FEES** including some residential installations that are not based on square footage (not in a living area, i.e. garage, shop, and photovoltaic, etc.). Fees in this section are calculated from the total cost to customer, including electrical materials, items and labor – whether provided by the contractor or the property owner. Use this chart for a service connection, a temporary meter, and all commercial installations. Such fees shall be computed as follows: (See 'C' below for the permit fees for mobile/modular home and travel trailer parks).

**Valuation of Installation:** (based on cost to customer of labor, materials, and items):

	<u>FEE</u>
(1) Not more than \$2,000.....	<b>\$ 100</b>
(2) \$2,001 and above .....	<b>\$ 10 per thousand OR FRACTION thereof PLUS \$ 100</b>

**Example:** The cost of the installation is \$5,150 (round up to \$6000)

The base fee is calculated from section (2) above: 6 x \$10= \$60 *PLUS* \$100

The total fee is: **\$160**

**C. Mobile/Modular home and travel trailer parks, per space ..... \$ 100**

**D. Reinspection fee for all of the above..... \$ 50**

**E. Add Fee for Extra inspections ..... \$ 50**

**F. Add Fee for Temporary heat release..... \$ 50**

**PLEASE NOTE: Applicants should be prepared to do the following:**

- ◆ Telephone, fax or e-mail request for inspection when job is ready
- ◆ ensure that the work is completed *within* the time limitation of the permit (by expiration date) *or* request up to a 6 month extension *prior* to the permit expiration date if work is not completed
- ◆ request an extended permit now, if work is substantial and it will take longer than 12 months
- ◆ obtain a new permit and pay required fee if current permit expires *prior* to completion
- ◆ pay the reinspection fee, if due, *prior* to requesting a reinspection
- ◆ install wiring according to the currently adopted edition of the National Electrical Code
- ◆ request an electrical installation inspection *prior* to covering
- ◆ request an electrical installation inspection *prior* to energizing system
- ◆ request an electrical installation inspection *prior* to occupancy

**ATTACHMENT C**

State of Colorado Electrical Permit Fee Schedule, effective September 1, 2010

# ELECTRICAL PERMIT FEE SCHEDULE

Effective: September 1, 2010

Electrical permit fees are reviewed annually and may be adjusted as necessary. Fees are based on *either* RESIDENTIAL *or* ALL OTHER FEES. Do not use *both* categories to determine your fee. If an electrical permit is not filed in advance of the commencement of an installation, the inspection fee shall be twice the amount as prescribed by Colorado Revised Statute §12-23-117(3).

**Temporary construction meters** require a separate permit application from any other activity. Please use this form and check the “Temporary Construction Service Only” box on the first page.

**Trim permit.** If a permit expires *after* the rough-in inspection has been completed, inspected, and approved by the electrical inspector, but *before* the final inspection is approved, a TRIM permit must be obtained. The fee is based on the valuation of the electrical remaining work to be inspected. **Minimum fee is \$100**

**Section A. RESIDENTIAL:** This fee (based on the enclosed living area only) includes construction of, or remodeling or addition to a single family home, a unit in a duplex, a condominium, or a town house. *If you are only providing or changing a service and not wiring any portion on the above, see section ‘B’ below for correct permit fee.*

<u>LIVING AREA</u>	<u>FEE</u>
(1) Not more than 1,000 square feet.....	<b>\$ 100</b>
(2) 1,001 square feet and not more than 1,500 square feet.....	<b>\$ 150</b>
(3) 1,501 square feet and not more than 2,000 square feet.....	<b>\$ 200</b>
(4) Per 100 square feet in excess of 2,000 square feet.....	<b>\$ 10</b>

**Example:** The home is 2235 square feet  
 The base fee for 2000 sq ft (of the 2235 sq ft total) is \$200 (see item (3) above)..... \$200  
 The remaining 235 sq ft is rounded up, per section (4) above, to 300 sq ft (3 x \$10 = \$30)..... 30  
 The total fee is: ..... \$230

**Section B. ALL OTHER FEES** including some residential installations that are not based on square footage (not in a living area, i.e. garage, shop, and photovoltaic, etc.). Fees in this section are calculated from the total cost to customer, including electrical materials, items and labor – whether provided by the contractor or the property owner. Use this chart for a service connection, a temporary meter, and all commercial installations. Such fees shall be computed as follows: (See ‘C’ below for the permit fees for mobile/modular home and travel trailer parks).

**Valuation of Installation:** (based on cost to customer of labor, materials, and items):

	<u>FEE</u>
(1) Not more than \$2,000.....	<b>\$ 100</b>
(2) \$2,001 and above .....	<b>\$ 25 per thousand OR FRACTION thereof PLUS \$ 100</b>

**Example:** The cost of the installation is \$5,150 (round up to \$6000)  
 The base fee is calculated from section (2) above: 6 x \$25= \$150 *PLUS* \$100  
 The total fee is: \$250

**C. Mobile/Modular home and travel trailer parks, per space .....\$ 100**

**D. Reinspection fee for all of the above.....\$ 50**

**E. Add Fee for Extra inspections.....\$ 50**

**F. Add Fee for Temporary heat release .....\$ 50**

**PLEASE NOTE: Applicants should be prepared to do the following:**

- ◆ Telephone, fax or e-mail request for inspection when job is ready
- ◆ ensure that the work is completed within the time limitation of the permit (by expiration date) *or*
- ◆ request up to a 6 month extension *prior* to the permit expiration date if work is not completed
- ◆ request an extended permit now, if work is substantial and it will take longer than 12 months
- ◆ obtain a new permit and pay required fee if current permit expires *prior* to completion
- ◆ pay the re-inspection fee, if due, *prior* to requesting a re-inspection
- ◆ install wiring according to the currently adopted edition of the National Electrical Code
- ◆ request an electrical installation inspection *prior* to covering
- ◆ request an electrical installation inspection *prior* to energizing system
- ◆ request an electrical installation inspection *prior* to occupancy

**ATTACHMENT D**

Draft Resolution establishing the schedule of fees for electrical permits

**City of Northglenn, Colorado**  
**Resolution NO. \_\_\_\_\_**

**A RESOLUTION OF THE City OF NORTHGLENN, COLORADO, ESTABLISHING THE SCHEDULE OF FEES  
FOR ELECTRICAL PERMITS ISSUED UNDER THE CITY OF NORTHGLENN BUILDING CODE**

**WHEREAS**, the City of Northglenn has adopted the International Building Codes to provide for The regulation of construction, alteration, use and occupancy of dwellings, buildings and structures, Together with plumbing, mechanical and electrical installations, fuel-gas piping, fuel-gas utilization equipment and related accessory equipment, the abatement of dangerous buildings and the installation and maintenance of water and sewage systems , located in the incorporated areas of the City;

**WHEREAS**, The Colorado State Electrical Board has adopted a new permit fee schedule effective September 1, 2010; and

**WHEREAS**, in order to remain in compliance with C.R.S. 12-23-117; it I necessary for the City to adopt a new electrical permit fee schedule for the City to be effective \_\_\_\_\_.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO; THAT:

**Section 1.** The following schedule of electrical fees is hereby adopted;

**Residential;** This includes single family dwellings, site-built and modular/factory-built homes, duplexes, condominiums, and townhomes.

1) Not more the 1,000 square feet	\$100.00
2) 1,001 square feet and not more than 1,500 square feet	\$150.00
3) 1,501 square feet and not more than 2,000 square feet	\$200.00
4) Per 100 square feet in excess of 2,000 square feet	\$10.00

**All other electrical fees;** Except as provided above, electrical fees shall be computed on the dollar value of the electrical installations including time, material, and contractor profit. Such fees shall be calculated as follows;

1) Not more than \$2000.00	\$100.00
2) \$2001 and above	<b>\$25 per thousand OR FRACTION thereof <u>PLUS \$100.00</u></b>

**Misc. Electrical Fees;**

1) Mobile/Modular home and travel trailer parks, per space	\$100.00
2) Re-inspection fee for all of the above	\$50.00
3) Add fee for Temporary heat release	\$50.00

Electrical fees charged by the municipality will be scaled at 1.15 from the current version of the state of Colorado Fee Schedule per Colorado Revised Statutes, Article 23, Section 12-23-117 which states: Because electrical inspections are matters of statewide concern, the maximum fees, established annually, chargeable for electrical inspections by any city, town, county, or city and county shall not be

more than 15 percent above those provided for this section, and no such local government shall impose or collect any other fee or charge related to electrical inspections or permits.

**Section 2. Effective Date.** This resolution is adopted on \_\_\_\_\_, 2010, and shall become effective upon the date so adopted.

**Section 3. Certification.** The City Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

PASSED ON THE FIRST AND FINAL READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

City Council  
City of Northglenn, Colorado

\_\_\_\_\_  
Joyce Downing, Mayor

ATTEST:

\_\_\_\_\_  
Johanna Small, City Clerk

Approved as to form:

\_\_\_\_\_  
Corey Y. Hoffman, City Attorney

**ATTACHMENT E**

2009 IBC, IRC and IFC Code Change Highlights presentation from City and Co. of Broomfield



# 2009 IBC, IRC, IFC CODE CHANGE HIGHLIGHTS

## IRC CHANGES

### R105.2; Work Exempt from Permit

- Accessory structures and detached decks that are 200 square feet or less are exempt from permits - if deck is over 30 inches above grade or if it serves the main exit door it will still need permit

### R202; Definitions

- Added definition of "Attic, Habitable" (70 square feet minimum and headroom heights as per section R305) and added live load, emergency escape and rescue, smoke alarm, and vertical egress requirements for these areas
- Added the word "plane" to "Story above grade" since RB2 06/07 changed the scope of IRC to 3 stories above grade plane. This now matches the IBC
- Definition of townhouse was changed from open space on two or more sides to yard or public way on two or more sides since yard and public way both have definitions
- Definitions of Stair (one or more risers) and Stairway (one or more flights of stairs, interior or exterior, including landings and platforms) were added and now match what is in the IBC

### Section R302; Fire Resistive Construction

- This section now has all of the fire resistive construction requirements for exterior walls, projections, penetrations, party walls, and new table for separation between house and garage. No technical changes except one hour fire rated party wall allowed in townhouses with fire sprinkler systems and **Fire separation requirements do not apply to two separate accessory structures located on same lot.**

### R308.4; Hazardous Locations

- Glazing within 24" of either vertical edge of a door and lower than 60" above floor needs to be safety glazing. Exception was added for glazing that is adjacent to the fixed panel of sliding patio doors

### R311.3; Floors and Landings at Doors

- Added exception for exterior balconies that are 60 square feet or less and only accessible from that door – do not need the 36" landing in the direction of travel

### R311.7.4; Stair Treads and Risers

- Added scoping language to require all tolerance requirements (+ or – 3/8" on treads and risers) to be measured exclusive of carpets, rugs, or runners

### R312; Guards

- Guards are required when surface is located more than 30 inches above floor or grade below at any point within 36 inches horizontally to the edge of the open side and the guard needs to be 36" minimum high above adjacent fixed seating (benches)

### R313 and P2904; Sprinkler Protection

- Added new sections that will require fire sprinklers in all new townhouses upon adoption and fire sprinklers in all new single family homes as of January 1, 2011 and P2904 gives details on how to design and install multipurpose sprinkler piping systems

### R314; Smoke Alarms

- New exception was added so that adding smoke alarms for installation, alterations, or repairs of plumbing or mechanical systems is not required but will still be required for all other interior work that requires permit

### R315; Carbon Monoxide Alarms

- Added requirements for carbon monoxide alarms in new dwellings when there is a fuel fired appliance or an attached garage – includes requirements to add alarms for all permits to interior when there is a fuel fired appliance or an attached garage

### R502.2.2.1; Deck Ledger Connections

- This is a new section that gives prescriptive requirements for attaching deck ledgers to the house rim boards Primarily requires lag bolts or through bolts

### R602.10; Wall Bracing

- This section has been completely rewritten to provide technical accuracy and clarity. Code no longer differentiates between exterior and interior braced walls.

### R612.3; Window Fall Prevention Devices

- This section now requires window fall prevention devices (when bottom edge of opening is less than 24" above floor and is more than 72" above exterior grade) to meet ASTM F 2090 which will meet emergency escape release mechanism requirements

### R613; Structural Insulated Panel Wall Construction

- This section was added and gives all requirements for SIP wall construction but does not apply to floor or roof panels

### R806.1; Attic Ventilation

- The minimum size of ventilation openings has been reduced from 1/8" to 1/16" to guard against entry of insects Potential problem with this smaller size if when you paint over and seal up smaller holes

### Table R905.2.4.1 and IBC Table 1507.2.7 Asphalt Roof Shingles

- These tables were added and include ASTM D 7158 D, G, or H as alternate approved test standard for wind load testing for shingles

## AG 106 and IBC 3109.5; Swimming Pool Entrapment

- These sections in the IRC and IBC have both been changed for swimming pool entrapment avoidance to match the recently passed Virginia Graeme Baker Pool and Safety Act

## **IFC CHANGES**

### IFC 102.1; Construction and Design Provisions

- The new exception clarifies that the IFC does not apply to the interior of single family dwellings built under the IRC but does apply to the exterior of structure including premises identification, fire apparatus access and water supplies

### IFC 511; Emergency Responder Radio Coverage

- This section was added which will require an approved Emergency Responder Radio Coverage system in all new and EXISTING buildings - no time frame for existing buildings

### IFC 903.6.2; Group I-2

- This section was added and will require fire sprinklers in all existing Group I-2 occupancies (child care, detox, hospitals, mental hospitals, nursing homes). This is only located within the IFC and not the IBC and no timetable

## **ENERGY, MECHANICAL, PLUMBING, FUEL GAS CODE CHANGES**

### IRC ENERGY

- Approximately 15% more restrictive R-20 in exterior walls above grade Programmable thermostats – at least one 50% of light bulbs to be high efficacy Blower door test or visual inspection for air leakage Checking for duct leakage Heated swimming pools and snow melt systems

### IRC M1411.6; IMC 1101.10

- Locking access caps required for refrigerant circuit access ports that are located on exterior – applies to air conditioning condensers – also applies to commercial installations

### IRC M1503.4; IMC 505.2

- Exhaust hood systems capable of exhausting in excess of 400 cfm will require makeup air to match – needs to have means of closure and also automatically controlled to start and operate at same time as the exhaust – no requirement for make up air to be conditioned

#### IRC TABLE M1502.4.4.1; IMC TABLE 504.6.4.1

- There is a new table that gives equivalent lengths of dryer exhaust duct fittings which you use when determining allowable length of dryer exhaust ducts but you can still use manufacturer's instructions to determine length

#### IRC M1502.4.5; IMC 504.6.5

- Where the clothes dryer exhaust duct is concealed within building construction, the equivalent length shall be identified on permanent tag and be within 6 feet of the duct connection

#### IRC M1502.5; IMC 504.6.7

- Protective shield plates will now be required for clothes dryer exhaust ducts that are closer than 1 ¼" to surface of framing

#### IRC M1602.2

- Outdoor and return air cannot be taken from unconditioned attics or boiler rooms

#### IRC M2103.2; IMC 1209.5

- Thermal barriers are now required for all radiant floor heating systems – this will apply to either slab on grade (minimum R-5) or suspended floors (minimum R-11) and thermal breaks required where heated slabs meet foundation walls

#### IRC G2411.1; IFGC 310.1.1

- CSST gas piping systems shall be bonded to the electrical service grounding electrode system at the point where the gas service enters the building and bonding jumper needs to be at least 6 AWG copper wire or equivalent or check manufacturers installation requirements

#### IRC G2415.4; IFGC 404.4

- Gas piping shall not penetrate building foundation walls at any point below grade

#### IRC P2503.6; IPC 312.9

- Shower liner tests are now required and specific requirements are listed

#### IRC P2904

- Section 2904 was added and gives design and installation requirements for dwelling unit fire sprinkler systems and is an equivalent to an NFPA 13D fire sprinkler system- the design drawings will need to be provided before permit issuance

#### IPC Table 403.1; Required Plumbing Fixtures

- Footnote f was added to Table 403.1 which gives exception for when you have 15 or fewer occupants then you are not required to have two drinking fountains

#### IMC Section 403; Mechanical Ventilation

- Section 403 was substantially revised and alters the airflow requirements along with the way they are calculated. It also references "breathing zones." This will bring these in line with the ASHRAE 62.1 - 2004 requirements. This also helps in energy efficiency.

# **IBC CHANGES**

## **202 Definitions**

- The definition for “Labeled” has been added to reflect how approved testing labs, inspection agencies, or other agencies that do product evaluations do the labeling for products.

## **304.1; Business Group B**

- Ambulatory health care facilities were added along with new section 422 for specific requirements - fire sprinklers, fire alarms, smoke compartments. Ambulatory health care facilities are medical, surgical, psychiatric, nursing or similar care – less than 24 hours - incapable of self preservation (24 hours or more still I-2)

## **308.5.1; I-4 Adult Care Facility**

- Adult care facilities provide accommodations for less than 24 hours for more than five unrelated adults and provides supervision and personal care. Changed the exception from A-3 to R-3. If the occupants are capable of responding to emergency without assistance then it can be classified as R-3

## **310.1; Residential Group R**

- Will allow a R-1 transient congregate living facility with occupant load of 10 or less to be classified as R-3 Condos in ski towns

## **402.6.1; Reduced Open Space**

- This section was added and will allow reduced open space (40') for unlimited area malls. This will match reduced open space for regular buildings

## **403.6.1; Fire Service Elevator**

- This section was added and will require a fire service access elevator for all buildings with an occupied floor more than 120 feet above fire department vehicle access and refers to new Section 3007 for requirements – this does not require separate elevator

## **403.5.2; Additional Exit Stairway**

- This section was added and will require an additional exit stair for all buildings (other than R-2) with an occupied floor more than 420 feet above fire department vehicle access – not required when elevator complying with section 3008 (Occupant Evacuation Elevator) is installed - more restrictive than Fire Service Access Elevator

## **403.5.5; Egress Path Markings**

- This section was added and will require luminous egress path markings for high rise buildings and refers to new section 1024 for details. IFC Section 4604.23 requires these egress path markings to be added to all existing high rise buildings - no timetable

## **419; Live Work Units**

- This section was added and gives requirements for Live Work occupancies Possible amendments: Refer to IBC Chapter 29 for plumbing fixture requirements Refer to IBC Chapter 10 for exit system requirements

### **Table 503; Allowable Height and Building Areas**

- B, M, S-1, and S-2 allowable stories were all reduced for Type IIB and IIIB construction - B went from 4 to 3, M went from 4 to 2, S-1 went from 3 to 2, and S-2 went from 4 to 3. Attempted to reduce R from 4 to 3 but was defeated since all R occupancies require sprinklers

### **508.2; Accessory Occupancies**

- This section was completely changed with emphasis on clarifying that incidental use areas are a subset of accessory occupancies. Storage and parking garages were also deleted from Table 508.2.5

### **509.2; Horizontal Building Separation Allowance**

- This section has been modified to allow R occupancies on the level below the 3 hour rated horizontal separation - now will allow B, M, R, multiple A (with occupant load under 300) and incidental uses (storage areas, mechanical areas, lobbies)

### **509.5 and 509.6**

- Both sections have added R-1 to allowable occupancies in buildings of Type IIIA and IIA that can have increased height and stories - now will be R-1 and R-2

### **509.9; Multiple buildings above parking garages**

- Section 509.9 (Multiple buildings above an enclosed or open Group S-2 parking garage) This section was added to provide clarity that if there are two properly separated buildings above an S-2 garage and built in accordance with sections 509.2 or 509.3, they shall be regarded as separate and distinct buildings

### **Chapter 7**

- UL 1479 was added as an alternate test to ASTM E814 (F and T ratings) and UL 263 was added as an alternate test to ASTM E 119 (fire resistance rating of building elements, components or assemblies)

### **703.6; Marking and Identification**

- This section was added and will require all fire and smoke rated walls to be permanently identified with signs or stenciling – only exception is R-2's that do not have removable decorative ceiling allowing access – problems might be rated exterior walls and other occupancies with hard ceilings.

### **704.1.1; Primary Structural Frame**

- This section has added bracing members that are essential to the vertical stability of the primary structural frame under gravity loads to be considered part of the primary structural frame - this relates to fire protection requirements in Table 601

### **706.5.1; Fire Walls**

- This section has added wording that requires using an imaginary lot line to extend out from the intersection of a fire wall at exterior wall in order to verify requirements for exterior wall and opening protection

## 706.8

### Openings

- This section was changed so that the allowable size of fire rated openings in fire walls went from 120 square feet to 156 square feet - still cannot have openings in party walls and still can have any size openings when building has NFPA 13 sprinkler system

## 708.2; Shaft Enclosure Required

- Exception 14 was added and will exempt elevators in open and enclosed parking garages that only serve the parking garage. Exception 15 was added and will exempt mechanical shafts in parking garages

## 708.14.1; Elevator Lobby

- Elevator lobbies are now required in Group I-2 occupancies (detox, child care, hospital, nursing home) and exception 7 was added which exempts elevators serving only open parking garages from needing

## 714.1 Exception 5; Joints

- This section has added wording that exempts joints in fire resistive walls, ramps, and floors within enclosed parking garages – matches open parking garages

## 903.2.2 Group E

- The threshold for requiring a fire sprinkler in E occupancies was reduced from 20,000 square feet down to 12,000 square feet

## 903.2.6 Group M

- Group M occupancies which are used primarily for the display and sale of upholstered furniture will require fire sprinklers – furniture that has padding inserts – not mattresses and box springs as per CPSC THIS DOES NOT HAVE ANY SIZE THRESHOLD

## 903.2.9; Group S-2

- This section now requires a sprinkler system when the fire area of enclosed parking garages exceeds 12,000 s. f., or exceeds three stories above grade plane, or total fire areas exceed 24,000 s.f., or fire area exceeds 5,000 s.f for storage of commercial trucks

## Table 1005.1; Egress Width

- Table 1005.1 was deleted along with the sprinkler exception to reduce exit widths - .3 inch per occupant for stairs and .2 inch for all other egress components is to be used for any building and space - potential problem may be existing building - use section 3412

## 1007.3 and 1007.4; Exit Stairs and Elevators

- Both sections have exception added back for a fire sprinkler system in lieu of the required areas of refuge but new section 1007.8 was added and two way communication systems are now required at all elevator landings even if building has approved sprinkler system

## 1007.6.2; Required Separation of Areas of Refuge

- Areas of refuge are required to be separated by a smoke barrier. The word vertical was deleted from the exception. Areas of refuge can be located within an exit enclosure which could include an exit passageway

#### 1007.8; Two Way Communication

- This section was modified and gives specific requirements for two way communication systems for areas of refuge and at elevator landings

#### 1008.1.2; Door Swing

- Exception 9 was added and allows manually operated horizontal sliding doors from spaces with occupant load of 10 or less - similar to exception 1

#### 1009.4.1; Dimension Reference Surfaces

- This section was added and requires that stair treads and risers need to meet the required dimensions exclusive of carpets, rugs, or runners

#### 1009.4.5; Profile

- Exception 2 now allows open risers in F, H, and S occupancies where not accessible to the public

#### 1009.12; Handrails

- Handrails are only required on 4 or more risers within R-2 and R-3 occupancies – previously required for 2 or more - now matches the IRC - now only difference between IBC and IRC is guard needs to be 42" high in IBC dwelling units

#### 1009.13; Guards

- Guards will be required when surface is located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of open side

#### 1014.3; Common Path of Egress Travel

- Exception 4 now allows 125 foot maximum travel distance in R-2 occupancy when you have 13R system – previously just for 13 system

#### 1021.2 and Table 1021.2; Single exits

- Section 1021.2 and Table 1021.2 have been modified by changing the word building to stories for the requirements for only allowing a single exit

#### 1507.16; Roof Gardens and Landscaped Roofs

- This section was added and refers you to sections 1607.11.2.2 and 1607.11.2.3 for design requirements



**ATTACHMENT F**

Adoption of Residential Sprinkler Requirements, Guidance Document from International Code Council (ICC) and Fire Marshal's Association of Colorado, dated Sept. 25, 2009

# Adoption of Residential Sprinkler Requirements

September 25, 2009

Revised 11/17/09 – Appendix A

## Joint Ad-Hoc Residential Sprinkler Committee Guidance Document



## **Purpose**

The purpose of this document is to provide guidance to local jurisdictions contemplating the adoption of the residential sprinkler requirements found in the 2009 International Residential Code (IRC). These recommendations are based on discussions with numerous stakeholders as part of the efforts of the Joint Ad-Hoc Residential Sprinkler Committee (“Committee”). They are intended to provide uniformity in code adoptions and help to remove barriers to successful implementation.

The primary focus of these recommendations is to introduce fire sprinklers into communities that have never contemplated them before and to provide enough incentives to gain their commitment during the adoption process. For those communities that already have residential sprinkler ordinances, they are encouraged to contemplate the new philosophies and options found in the IRC and continue to maintain or further improve their community’s level of safety.

## **Background**

The 2009 IRC includes provisions that require all new one- and two-family dwellings and townhouses to be protected by a fire sprinkler system. If adopted with no amendments, the requirement for townhouses would be immediate and the requirement for one- and two-family dwellings would be effective on January 1, 2011. In anticipation of the adoption of these requirements, the Fire Marshal’s Association of Colorado and the Colorado Chapter of the International Code Council formed the Joint Ad-Hoc Residential Sprinkler Committee. The goal of the Committee is to gain acceptance of residential sprinklers and remove the barriers that would prevent their wide-spread, cost-effective, efficient, and quality installation.

Many barriers have been identified and the Committee has divided into three subcommittees (education, legislation, and technical) to begin addressing them. Some of the major barriers that appear to be affecting the local adoption process include:

- Decision-makers do not fully understand how sprinklers work and the value of their installations.
- The housing market is in a significant decline and any new requirements that increase home costs may further challenge the market’s recovery.
- There are existing developments in progress that have insufficient infrastructure (e.g., water meters, taps, pipe size, etc.) to accommodate sprinklers.
- Water purveyor concerns need to be addressed in order to reduce costs and improve ease of installation. These entities are also often in possession of many incorrectly-sized water meters and it may take some time/funding to replace them in preparation for sprinkler systems.

- Legislation needs to be enacted that will streamline regulation, recognize the various methods of system installation introduced by the IRC, encourage cost reduction, and maintain quality.
- Any new rules introduced by legislation need to be implemented with time for associated education and certifications for installers and inspectors.

It is important for city councils and other adopting bodies to understand how residential sprinklers work, the various stakeholder concerns, and the efforts of the Committee to address those concerns and make the adoption of sprinkler requirements a success. The Committee also needs to be sensitive to the housing market and its impact on local jurisdictions, as well as the time it will take to remove barriers that have a direct impact on the cost of sprinkler systems. Therefore, the Committee recommends the following uniform approach to the adoption process.

### **Recommendation**

1. Encourage the adoption of the 2009 IRC, including the requirements for residential sprinklers and Section P2904.
  - Now is the time for decision-makers and the citizens to learn about sprinklers and commit to their mandatory installation.
2. Amend the IRC to have an effective date of January 1, 2013 for the installation of sprinklers in both one- and two-family dwellings and townhouses.
  - One- and two-family dwellings and townhouses should be treated the same, as they are presented with the same implementation challenges.
  - Moving the effective date to 2013 will provide time for the many barriers to be addressed and provide sprinkler opponents with one more opportunity to remove the sprinkler requirements during the 09/10 ICC code development process (i.e., preparation of the 2012 IRC). While the Committee is confident that the sprinkler requirements will remain, a final determination will be made in late 2010.
3. Amend IRC Section R302.2 (exception) to ensure the fire-resistance rating of the wall assembly separating townhouses is only reduced when a sprinkler system is installed.
  - The existing exception was added based on the assumption that all new townhouses would be protected by sprinklers upon adoption of the IRC. Since Committee Recommendation #2 recommends a delay in the effective date for townhouse sprinklers, it is appropriate to also ensure that any code reductions do not apply until the sprinklers are installed.
4. Amend the IRC to exempt existing developments (or portions of developments) that are already in progress or substantially completed, where the infrastructure has already been installed and is inadequate for sprinkler design.

- The primary concern is the size of the domestic water mains and water meters that have already been installed for the development. If they are too small, then there may be a significant cost to upgrading this infrastructure. The philosophy would be to exempt the subdivision since the code of record under which it was designed did not contemplate sprinklers.
  - Any new developments, or future phases/filings of existing developments, that have not started site preparation would not be exempt and would have ample time to prepare the necessary infrastructure.
5. Amend International Fire Code Section 102.5(1) to reflect the actual scope of the IFC with respect to residential sprinkler permits.
- As written, this section of the IFC would require a sprinkler permit to be issued by the fire department for all residential sprinkler systems. This may or may not be true, depending on how the local building and fire department will address the plan review, permit and inspection processes. This may be further defined by the type of sprinkler system design (hydraulic, pipe-schedule) and the associated design standard (NFPA 13D, IRC P2904). State regulation may also vary based on similar criteria. Therefore, when adopting this section of the IFC, some flexibility should be incorporated into the amendment to recognize other entities that also regulate residential sprinklers.
6. Avoid local amendments that increase the number of requirements or processes needed to install sprinkler systems.
- Building and fire departments are encouraged to work together to determine the most appropriate administrative processes that result in reduced costs and time delays.
  - Residential sprinklers are intended to provide life safety to occupants and control the spread of the fire until suppression personnel arrive. Additional design, installation, and maintenance requirements beyond those of national standards should be pursued cautiously to avoid unnecessary cost increases. It is also recognized, however, that certain trade-offs and additional requirements may be necessary to address access, water supply, response time, local staffing levels, or other suppression capability challenges.
  - Ultimately, it is hoped that the design and installation of residential sprinklers in one- and two-family dwellings and townhouses will be simplified and require minimal review and permitting prior to installation. This is a shift in philosophy for most AHJ's, but needs to be considered in order to make the transition to low-cost, high-production systems.

### **Conclusion**

The Committee recommends adopting the 2009 IRC, but with a delayed effective date for residential sprinklers. That way, the commitment to residential sprinklers will be

Adoption of Residential Sprinkler Requirements

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clearly stated and captured in the adopting ordinance. In the meantime, efforts will continue to make necessary legislative changes, train personnel, reduce system costs, and gain more acceptance for wide-spread residential sprinkler system installation.

### Appendix A Participating Members

Andy Walsh	Westminster
Becky Baker	Jefferson County
Becky O'Guin	South Metro
Ben Greene	Englewood
Bob Leigh	Aurora
Brenda Bronson	Fire Protection Engineer
Carol Gill-Mulson	Eagle River
Chad McCollum	Thornton
Chris Allison	Longmont
Craig Wiseman	Western States Fire Protection
Dan Stanek	Eagle County
Daryl Kuiper	CO Board of Plumbers
David Lowrey	Boulder
David Nuss	NFPA
Debra Thorson	Denver
Don Wyman	Denver Water
Doreen Withee	Colorado Springs
Doug Hall Technical Chair	Westminster
Ed Van Walraven	Aspen
Gerry George Committee Co-Chair	CO Chapter, ICC Golden
Greg Wheeler Legislative Chair	Thornton
Janine Snyder	Frisco
Jeff Dorrell	North Metro
Jerry Stricker	Golden
Keith Brown	North Metro
Keith Dix	West Metro
Ken Swanson	Castle Rock
Kim Calomino	HBA Denver
Maria Figueroa	NFPA
Marie Bassett	Denver Water
Mark Wassom	Division of Fire Safety
Matt Archer	Douglas County
Mike Dell'Orfano Committee Co-Chair	FMAC South Metro
Pam Kutchen	North Metro
Paul Cooke	CO State Fire Chiefs
Rick Mendez	Castle Rock
Rita Neiderheiser	Sprinkler Fitters Local 669
RJ Dussart	Fire Protection Engineer
Rob Geislinger	South Metro
Robert Nanfelt	HBA Colorado
Ron Biggers	Glenwood Springs
Scott Pribble Education Chair	Arvada

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Sparky Shriver	Arvada
Steve Gasowski	Division of Fire Safety
Steve Skulski	Lake Dillon
Terry Gruber	Douglas County
Terry Phillips	NFSA
Tim Pate	Broomfield
Tom Coakley	Western State Fire Protection
Tom Kaufman	Durango
Tom Malmberg	Denver Water
Tom Meyers	Colorado Code Consultants
Tracey Taylor	Fire & Life Safety Educators of CO South Metro
Woody Percival	Pueblo



**ATTACHMENT G**  
2009 IRC Adoption and Fire Sprinklers Table

2009 INTERNATIONAL CODE ADOPTION AND FIRE SPRINKLERS

Jurisdiction	2009 Code Adoption Date	Fire Sprinkler Effective Date
Arapahoe County	Summer/Fall 2010	1/1/2013
Aspen	Fall 2010	Unknown (requires now based on size)
Aurora	Late 2010	Unknown – Council will give direction
Blackhawk	Summer 2010	Unknown - Possible amendments
Boulder County	Summer/Fall 2010	Unknown (Already requires based on size)
Broomfield	Summer 2010	1/1/2013 - need to bring back before City Council before 1/1/2013 to confirm
Commerce City	Fall 2010	Unknown
Denver	Summer 2010	New Single Family 1/1/2013 Townhouses upon adoption date
Douglas County	Late 2010/Early2011	1/1/2013
Georgetown	Unknown	Unknown
Golden	1/1/2010	1/1/2013
Greeley	1/1/2010	Unamended
Greenwood Village	Fall 2010	Amended out – base on IFC fire flows
Lakewood	Unknown	Unknown
Littleton	1/1/2010	Amended out entirely
Longmont	1/4/2010	1/1/2013
Louisville	1/1/2010	Amended out entirely – will revisit during 2012 adoption
Mountain Village	June 2010	1/1/2013
Parker	1/1/2010	1/1/2013
Pueblo	4/1/2010	1/1/2013
Thornton	August 2010	1/1/2013
Westminster	Summer 2010	1/1/2013

Delayed effective date of 1/1/2013 is based on the CCICC/FMAC Joint Ad Hoc Residential Sprinkler Committee recommendations dated September 25, 2009. Copy of this report is available on CCICC website - [www.coloradochaptericc.org](http://www.coloradochaptericc.org)

**ATTACHMENT H**  
2009 IRC Proposed Amendments from North Metro Fire Rescue District, dated Oct. 22,  
2010

## Chapter 15-16

### International Fire Code

#### 15-16-010 Amendments to the International Fire Code.

The following amendments are hereby made to the *2009 International Fire Code*<sup>®</sup> which shall be referred to in this Chapter 15-16 as the IFC:

(A) Subsection 101.1, Title, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

101.1 Title. These regulations shall be known as the *Fire Code* of the City of Northglenn, hereinafter referred to as "this code."

(B) Subsection 102.3, Change of Use or Occupancy, of *2009 International Fire Code*<sup>®</sup> is amended by the addition of an EXCEPTION to read as follows:

EXCEPTION: The provisions of the *ICC Performance Code for Buildings and Facilities* shall apply to those portions of buildings, structures, facilities, and premises undergoing a change of occupancy where performance-based design was employed to provide an acceptable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions.

(C) Subsection 102.4, Application of Building Code, of *2009 International Fire Code*<sup>®</sup> is amended by the addition of an EXCEPTION to read as follows:

EXCEPTION: The provisions of the *ICC Performance Code for Buildings and Facilities* shall apply to those portions of new and existing buildings, structures, facilities, and premises where performance-based design was employed to provide an acceptable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions.

(D) Subsection 102.5, Application of Residential Code, of *2009 International Fire Code*<sup>®</sup> is amended by the addition of an EXCEPTION, to Item 1 only, to read as follows:

EXCEPTION: Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with Section P2904 of the *2009 International Residential Code*<sup>®</sup> do not require a permit. Nevertheless, dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with NFPA 13D require a permit pursuant to Section 105.7.1 of this code.

(E) Subsection 102.7, Referenced Codes and Standards, of *2009 International Fire Code*<sup>®</sup> is amended by adding the following sentence: "Where this code refers to the ICC Electrical Code it means the latest edition of the *National Electrical Code*<sup>®</sup> adopted by the State of Colorado."

(F) Subsection 105.4.1, Submittals, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

105.4.1 Submittals. Construction documents shall be submitted in one or more sets and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit required by Sections 105.7.1, 105.7.3, 105.7.5, 105.7.6, 105.7.8, 105.7.13, or 105.7.15. When requested, qualification statements shall be submitted to the fire code official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202.

(G) A new Subsection 105.4.7 of *2009 International Fire Code*<sup>®</sup> is added to read as follows:

105.4.7 Fire Protection and Life Safety Analysis. The fire code official may require the owner or agent to provide, without charge to the jurisdiction, a Fire Protection and Life Safety Analysis prior to submitting construction drawings for high-rise buildings; covered mall buildings; buildings containing atriums connecting more than two stories; buildings containing high-piled combustible storage; Group A occupancies with an occupant load of 300 or more; Group H occupancies requiring a Hazardous Materials Management Plan and/or a Hazardous Materials Inventory Statement in accordance with Chapter 27; Groups I-2 and I-3 occupancies; any building, structure, or facility utilizing a performance-based approach to design in accordance with Sections 104.8 or 104.9; and other structures or facilities as required by the fire code official. A Fire Protection and Life Safety Analysis shall provide a description of the fire protection and life safety systems design for the proposed building and/or facility. This

description shall include the basic concepts used for suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems; as well as the coordination of those systems. Upon completion of the project, a copy of the approved documentation shall be maintained at the site and by the fire code official until demolition of the building and/or facility. The Fire Protection and Life Safety Analysis shall:

1. Be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the fire code official;
2. Bear the seal of a registered design professional;
3. Include a preliminary plan of the building, facility, or structure, drawn to scale upon suitable material;
4. Provide an analysis of fire protection water supplies for the building, facility, or structure, in accordance with Section 507;
5. Explain the intended use of the building, facility, or structure, or the applicable portions thereof, including special processes, the materials within the building, and the maximum height of any storage;
6. Describe all active and passive fire protection features of a specific facility, including, but not limited to, the basic concepts used for fire suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems, as well as the coordination and integration of those systems with one another; and
7. Analyze the design, operation, use, coordination, and interaction of the fire-protection and life-safety systems.

Prior to issuing operational or construction permits required by this code, the fire code official must determine, with reasonable certainty, that the fire protection and life safety features as documented in the Fire Protection and Life Safety Analysis achieve minimum code compliance and provide the level of protection intended by this code.

The fire code official shall specify the required organization, content categories, and format of the Fire Protection and Life Safety Analysis.

(H) Subsection 105.7.5, Fire Alarm and Detection Systems and Related Equipment, of 2009 *International Fire Code*<sup>®</sup> is amended to read as follows:

105.7.5 Fire alarm and detection systems and related equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including emergency alarm systems (Section 908) and smoke control systems (Section 909).

Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

(I) A new Subsection 105.7.15, Explosion Control, of *2009 International Fire Code*<sup>®</sup> is added to read as follows:

105.7.15 Explosion control. A construction permit is required to install or modify explosion control provided as required in Section 911.

(J) Subsection 106.2.1, Inspection Requests, of *2009 International Fire Code*<sup>®</sup> is amended by adding the following sentence: "Whenever any installation subject to inspection prior to use is required, the fire code official is authorized to require that every such request for inspection be filed not less than two working days before such inspection is desired."

(K) Section 108, of *2009 International Fire Code*<sup>®</sup>, is repealed in its entirety and re-enacted to read as follows:

Section 108. Appeals. Appeals of orders, decisions or determinations made by the Fire Code Official relative to the application and interpretation of this code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Section 11-42-5 of the Northglenn Zoning Ordinance.

(L) Subsection 109.3, Violation Penalties, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

109.3 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, of a permit or certificate used under provisions of this code, shall be punishable as prescribed in Section 1-1-10(A)(2) of the Northglenn Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(M) Subsection 111.4, Violation Penalties, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be liable for such penalties as prescribed in Section 1-1-10(A)(2) of the Northglenn Municipal Code.

(N) Section 113, Fees, of 2009 *International Fire Code*<sup>®</sup> is repealed in its entirety and re-enacted to read as follows:

## SECTION 113 FEES

113.1 Fees. The imposition of fees for inspection-related services pursuant to provisions of this code shall be in accordance with this Section 113. The fees set forth in this Section 113 shall be paid to the North Metro Fire Rescue District.

EXCEPTION: The government of the United States of America, the state and its political subdivisions, the city and county, and all agencies and departments thereof shall be exempt from the payment of fees for work performed on buildings or structures owned wholly by such agencies or departments and devoted to governmental use.

113.2 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid; nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

113.3 Operational Permit Fee. An inspection fee shall be charged for any operational permit required by Section 105.6. The inspection fee shall be based upon the time required to conduct inspections authorized by Section 105.2.2 and associated activities, to determine compliance with this code and other applicable laws and ordinances as required by Section 105.2.4, and to issue the permit as specified in Section 105.3.7.

The Operational Permit Fee shall be calculated at the rate of \$50.00 per hour, with a minimum Operational Permit Fee of \$25.00.

113.4 Construction Permit Fee. A fee shall be charged for any construction permit required by Section 105.7 of this code. The fee for a construction permit shall be established pursuant to Table 113.4. The construction permit fee is intended to cover the cost of inspections required or requested in connection with the work for which the permit is granted, and the associated costs of processing the application. An application for a permit shall include an estimate of the total value of the work, including materials and labor, for which the permit is being sought. If, in the opinion of the fire code official, the valuation is



underestimated on the application, the permit shall be denied, unless written estimates are provided in a form acceptable to the fire code official, and that support the valuation set forth in the application. Final construction permit valuation shall be set by the fire code official.

**Table 113.4  
 Construction Permit Fee**

<i>Total Valuation</i>	<i>Fees</i>
\$1.00 to \$500.00	\$23.50
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00, plus \$3.05 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00, plus \$14.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$391.75 for the first \$25,000.00, plus \$10.10 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00, plus \$5.60 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,000.01 and up	\$3,233.75 for the first \$500,000.00, plus \$4.75 for each additional \$1,000.00 or fraction thereof.

Fees for re-inspections, for inspections outside normal business hours, or for inspections for which no fee is otherwise established shall be \$50.00 per hour for each inspector. The minimum fee for miscellaneous inspections and for re-inspections shall be \$50.00. The minimum fee for requested inspections outside normal business hours shall be \$100.00.

113.5 Plan Review Fee. The Plan Review Fee is intended to cover the significant costs and expenses incurred by the Fire District in reviewing materials necessary to perform appropriate inspections of construction, uses, processes, and

operations. The fee shall be assessed based on the reasonable, customary, and necessary time associated with reviewing or evaluating site plans; construction documents and calculations; changes, additions, or revisions to approved plans; construction documents resubmitted after the fire code official's issuing a written statement explaining the reasons that a previous submittal does not conform to the requirements of this code and the laws and ordinances applicable thereto; rational engineering analyses; requests to use alternate materials and methods; performance-based designs; technical opinions and reports; hazardous materials management plans and hazardous materials inventory statements required by the fire code official pursuant to Sections 407, 2701.5, or 3305.2.1; and all other types of plans necessary to implement, administer, and enforce the provisions of this code. When submittal documents are incomplete or changed so as to require additional plan review, an additional Plan Review Fee shall be charged.

The Plan Review Fee required by this Section 113.5 is separate from the Construction Permit Fee required by Section 113.4.

**113.5.1 Initial Construction-Document Review.** The Plan Review Fee for the initial submittal of construction documents in support of an application for a construction permit shall be equal to 65 percent of the Construction Permit Fee. The Plan Review Fee shall be paid at the time of submitting construction documents for plan review.

**113.5.2 Other Plan Reviews.** Other than review of the initial submittal of construction documents pursuant to Section 113.5.1, all other Plan Review Fees shall be calculated at the rate of \$50.00 an hour, with a minimum Plan Review Fee of \$25.00.

**113.6 Emergency Alarm Inspection Fee.** An Emergency Alarm Inspection Fee shall be charged for all Category II fire alarms, as defined in Section 113.6.1.

**EXCEPTION:** When waived, for cause, by the fire code official.

**113.6.1 Definitions.** For the purpose of this Section 113.6, the following terms shall have the following meanings:

**CATEGORY I ALARMS.** An alarm requiring a fire department response where the system operated properly and a fire department inspection reveals the alarm was caused by a malicious or mischievous action; a guest; circumstances beyond the control of the owner, occupant, or lessee; or by an actual smoke or fire condition.

**CATEGORY II ALARMS.** An alarm requiring a fire department response where a fire department inspection reveals the alarm was caused by a system malfunction, by a user error, or by an undetermined cause.

**SYSTEM MALFUNCTION.** An alarm which a fire department inspection reveals was caused by: (1) poor or improper maintenance; (2) improper installation of alarm equipment, hardware, or wiring; or, (3) improper action of the alarm monitoring center or fire alarm installation/testing company.

**UNDETERMINED CAUSE.** Any alarm for which a fire department inspection does not reveal the apparent cause.

**USER ERROR.** The intentional or negligent act or omission of an agent, employee, contractor, or representative of the owner, occupant, or lessee.

#### 113.6.2 Emergency Alarm Inspection Fee Schedule.

113.6.2.1 Category I Alarms. A fee shall not be assessed.

113.6.2.2 Category II Alarms. The owner, or a representative of the owner, of a fire alarm system transmitting a Category II alarm shall be assessed a fee in accordance with Table 113.6.2.2. There is no limit on the amount of Category II alarm fees that may be assessed in a calendar year or calendar quarter.

Where multiple buildings are protected by a single system, the number of Category II alarms caused by system malfunction shall be counted separately for each building, if the location of the malfunction can be ascertained.

**EXCEPTION:** Category II alarms transmitted in the first 30 calendar days after the fire department accepts a new system for service shall not be included in the number of alarms.

Table 113.6.2.2

Category II Emergency Alarm Inspection Fee

The fees set forth in Table 113.6.2.2 shall progressively increase by an additional \$100.00 for each Category II alarm after the first chargeable alarm, with no fee limit in any one calendar year or calendar quarter.

Number of Alarms	Fee For Each Alarm	
	Alarms within a calendar year for a system serving: 1. Any apartment building; or 2. Commercial buildings <sup>1</sup> : (a) less than 180,000 sq. ft.; and, (b) with 5 or fewer tenants	Alarms within a calendar quarter for a system serving commercial buildings <sup>1</sup> : 1. 180,000 sq. ft. or larger or 2. With more than 5 tenants
1	\$0.00	\$0.00
2	\$0.00	\$0.00
3	\$0.00	\$200.00
4	\$200.00	\$300.00
5	\$300.00	\$400.00
6	\$400.00	\$500.00
7 or more	Progressively increasing at \$100 increments	Progressively increasing at \$100 increments

<sup>1</sup> For the purpose of this table, commercial buildings include all buildings other than apartment houses and one- or two-family dwellings.

113.6.2.2.1 Rebate eligibility. The fire department may rebate one-half of an Emergency Alarm Inspection Fee if, within 30 calendar days of the alarm, the owner, occupant, or lessee submits to the fire department written documentation, acceptable to the fire department, establishing that necessary repairs or corrections have been made to the system by a qualified agent.

113.7 Unauthorized Work Inspection Fee. Any person or entity who commences any work before obtaining a construction permit required by Section 105.7 shall be subject to an inspection fee in an amount equal to the amount of the Construction Permit Fee or \$250.00, whichever is greater. The fee shall be separate from and in addition to a Construction Permit Fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this code or from any penalty prescribed by law. The inspection fee shall be assessed regardless whether or not a construction permit is then or subsequently issued.

EXCEPTION: When approved in writing by the fire code official, work may commence prior to obtaining a construction permit.

113.8 Related Fees. The payment of the fee for construction, uses, processes, or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by Section 113.

113.9 Fee Refunds. The fire code official is authorized to establish a fee refund policy.

(O) Section 202, General Definitions, of *2009 International Fire Code*<sup>®</sup> is amended by defining "REGISTERED DESIGN PROFESSIONAL" to read as follows:

REGISTERED DESIGN PROFESSIONAL. An engineer, licensed to practice professional engineering, as defined by the statutory requirements of the professional licensure laws of the State of Colorado, who shall be responsible and accountable to possess the required knowledge and skills to perform design, analysis, and verification in accordance with the provisions of this code and applicable professional standards of practice.

(P) Subsection 311.5, Placards, of *2009 International Fire Code*<sup>®</sup> is deleted in its entirety.

(Q) Subsection 504.3, Stairway access to roof, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

504.3 Stairway access to roof. New buildings four or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. When an exit enclosure is required by Section 1022, the stairway to the roof shall be located within an exit enclosure. Stairway access to the roof shall be in accordance with Section 1009.13. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

(R) Section 510, Emergency Responder Radio Coverage, of *2009 International Fire Code*<sup>®</sup> is repealed in its entirety and re-enacted to read as follows:

510.1 Purpose. The purpose of Section 510 is to provide minimum standards to insure a reasonable degree of reliability for emergency services communication from within certain buildings and structures within the city to and from emergency communication centers. It is the responsibility of the emergency service provider to receive the signal to and from the building or structure.

510.2 Scope. The provisions of Section 510 shall apply to:

1. New buildings and structures greater than 50,000 square feet or additions or modifications that cause the buildings to be greater than 50,000 square feet.
2. All basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy.
3. Existing buildings and structures of any size or construction type where the Police Chief or the Fire Chief determines that lack of adequate radio coverage for emergency services providers either constitutes a special hazard to occupants or emergency responders or would otherwise likely result in unduly difficult conduct of emergency operations.
4. For purposes of this section, neither horizontal building separations as prescribed in Section 509.2 of the 2009 *International Building Code*<sup>®</sup> nor fire walls can be used to define separate buildings.

510.3 Radio Coverage. Except as otherwise provided in this article, no person shall erect, construct, or modify any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for emergency services providers.

1. After a building permit has been issued, upon request by the owner or the owner's agent, the police department will, within ten to fourteen days, identify the frequency range or ranges that must be supported.
2. In the event that an emergency service provider modifies its communications equipment in any way that impairs its ability to communicate with an existing system installed in accordance with this part, such agency shall be responsible for all costs associated with reestablishing communications within the affected building or structure.
3. Adequate radio coverage for emergency services providers requires:
  - (a) That on each floor, 85% of valid tests conducted in accordance with Section 510.5 result in intelligible two-way

- communications between the appropriate dispatch center and the tester in the building; and
- (b) That 100% of valid tests conducted in accordance with Section 510.5 result in intelligible two-way communications between the appropriate dispatch center and the tester within the following building spaces:
    - (1) Throughout vertical exit enclosures and horizontal exit passageways;
    - (2) Fire command centers, if provided;
    - (3) Police substation.
4. FCC Authorization: If amplification is used in the system, all FCC authorizations must be obtained prior to the use of the system. A copy of these authorizations shall be provided to the city.

#### 510.4 Enhanced amplification systems.

510.4.1 Amplification systems allowed. Where buildings and structures are required to provide amenities to achieve adequate signal strength, such buildings and structures shall be equipped with any of the following to achieve the required adequate radio coverage: radiating cable systems, internal multiple antenna systems with a frequency range as established in Section 510.3, with amplification systems as needed, voting receiver system, or any other approved system.

510.4.2 Secondary power. If any part of the installed system or systems contains an electrically powered component, the system shall be capable of operation on an independent battery and/or generator system for a period of at least four hours without external power input or maintenance. The battery system shall automatically charge in the presence of external power input.

510.5 Method to conduct the tests. Measurements shall be made using the following guidelines:

1. Each measurement shall be made using a portable radio in general use by each emergency-service-provider agency, which agencies minimally include the police department and the fire department. Any digital, non-simplex channel programmed into such radio may be used during testing; the same channel need not be used for all tests.
2. Portable radios used in testing shall not be displaying "low battery" indications.

3. During test transmissions, the portable radio shall be held approximately two (2) inches from the mouth of the tester, at approximately a 45-degree angle with the tester's face, with the built-in microphone and speaker directed towards the tester's mouth, and with the antenna in a vertical orientation above the radio. The antenna of each radio shall be mounted directly on the top of the radio body/case. The built-in microphone shall be used for all testing; shoulder or other attached microphones/headsets shall not be used for testing.
4. The tester shall orient himself or herself so as to be facing towards the exterior wall of the building nearest the point of the test.
5. Both initial and annual tests shall be conducted by persons employed by the emergency-service-provider agency. At least one tester from the police department and one tester from the fire department shall conduct initial and annual tests, unless alternate arrangements are approved by both agencies.
6. Each tester shall be solely responsible for determining whether or not radio messages received in the building are intelligible; the dispatcher at the emergency-agency dispatch center shall be solely responsible for determining whether or not radio messages received in the dispatch center are intelligible. An unintelligible message constitutes a failure of the test at the specific location being tested (see below).
7. The tester in the building shall initiate each test by attempting to transmit a message to the dispatch center. Failure to receive a reply from the dispatch center constitutes a failure of the test at the specific location being tested.
8. The tester in the building shall exercise reasonableness and discretion in the conduct of all tests. If the tester believes a particular test is not valid (e.g., is flawed by human error), then the results of that test may be discarded and the test shall be repeated.

#### 510.6 Initial tests.

1. Each floor of the structure shall be divided into 100-foot grids, and testing shall be performed at the center of each grid. In critical areas, including (but not limited to) those areas enumerated in Section 810-82(c)(2), the grids shall be reduced to 25 feet. At least one test shall be conducted at the center of every room having a use identified in Section 810-82(c)(2)b or 810-82(c)(2)c. The size of the grids may also be further reduced upon recommendation of any tester in areas where displays, equipment, stock, or any other



obstruction may significantly affect communications or attenuate radio signals.

2. A test shall be performed on every landing within vertical exit enclosures.

#### 510.7 Annual tests.

1. Annual tests will be conducted jointly by the fire department and the police department. If the communications appear to have degraded or if the testing fails to demonstrate adequate system performance, the owner of the building or structure shall remedy the problem and restore the system in a manner consistent with the original approval criteria.
2. If the degradation to the system is due to building additions or remodeling, the owner of the building or structure is required to remedy the problem and restore the system in a manner consistent with the original approval criteria in order to obtain a final inspection for occupancy.
3. Any system degradation or failure not related to the performance of the owner's on-site system will be the responsibility of the appropriate emergency service agency.

(S) A new Section 511, Fire Protection in Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots, of 2009 *International Fire Code*<sup>®</sup> is added to read as follows:

511 Recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots. Recreational vehicle, mobile home, and manufactured housing parks, sales lots, and storage lots shall provide and maintain fire hydrants and access roads in accordance with Sections 503 and 507.

EXCEPTION: Recreational vehicle parks located in remote areas shall be provided with protection and access roadways as required by the fire code official.

(T) A new Section 603.10, Carbon monoxide alarm and detector maintenance, inspection, and testing, of 2009 *International Fire Code*<sup>®</sup> is added to read as follows:

603.10 Carbon monoxide alarm and detector maintenance, inspection, and testing. The building owner shall be responsible to maintain all carbon monoxide alarms and detectors in an operable condition at all times.

Maintenance, inspection, and testing shall be performed in accordance with the manufacturer's instructions or nationally recognized standards. A written record shall be maintained and shall be made available to the fire code official.

(U) Subsection 903.2.6, Group I, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

903.2.6.1 Group I-1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group I-1 facilities.

EXCEPTION: An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout Group I-1 facilities that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

(V) Subsection 903.2.7, Group M, of *2009 International Fire Code*<sup>®</sup> is amended by replacing Condition 4 in its entirety with:

4. A Group M Occupancy that is used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m<sup>2</sup>).

(W) Subsection 903.2.8, Group R, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

EXCEPTION: An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout all Group R-2 occupancies that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

(X) Subsection 905.2, Installation Standard, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

905.2 Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire hose is not required for any class of standpipe system.

(Y) Subsection 912.1, Installation, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

912.1 Installation. Fire department connections shall be installed in accordance with this section and the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6. Where fire department connections are required, the number of 2.5-inch inlets provided shall not be less than one for each 250 gallons per minute of system demand or major fraction thereof, to a maximum of six 2.5-inch inlets. Each 2.5-inch inlet shall be equipped with a clapper valve to allow each hose to be connected and charged before the addition of more hoses.

(Z) Section 3301.1.3, Fireworks, of *2009 International Fire Code*<sup>®</sup> is amended by deleting Exception 4.

(AA) Subsection 3404.2.9.6.1, Locations Where Above-ground Tanks are Prohibited, of *2009 International Fire Code*<sup>®</sup> is amended to read as follows:

3404.2.9.6.1 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the City of Northglenn.

EXCEPTIONS:

1. When approved by the fire code official. Notwithstanding other provisions of this chapter for above-ground tanks, Sections 3404.2.9.6.1.1 and 3404.2.9.6.1.2 shall not apply to Class I and II liquids unless the storage of such liquids is approved by the fire code official.
2. Protected above-ground tanks in accordance with Section 3404.2.9.7 and tanks in at-grade or above-grade vaults in accordance with Section 3404.2.8. For such tanks provided with intrinsic secondary containment, the distances in Table 22.4.1.1(b) of NFPA 30 shall apply and shall be reduced by one-half, but not to less than 5 feet (1524 mm).

(BB) Subsection 3406.2.4.4, Locations Where Above-ground Tanks are Prohibited, of 2009 *International Fire Code*® is amended to read as follows:

3406.2.4.4 Locations where above-ground tanks are prohibited. The storage of Class I and II liquids in above-ground tanks is prohibited within the City of Northglenn.

EXCEPTION: When approved by the fire code official.

(CC) Subsection 3804.2, Maximum Capacity Within Established Limits, of 2009 *International Fire Code*®, retaining the Exception as printed, is amended to read as follows:

3804.2 Maximum capacity within established limits. Within the City of Northglenn, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

(DD) Subsection 4601.1, Scope, of 2009 *International Fire Code*® is amended to read as follows:

4601.1 Scope. The provisions of this chapter shall apply to existing buildings constructed prior to the adoption of this code.

EXCEPTION: Buildings, portions of buildings, and life safety components therein, including the means of egress, that currently comply with the code under which constructed.

(EE) The NFPA standards in Chapter 47, Referenced Standards, of 2009 *International Fire Code*® are retained except as modified in the following table:

NFPA	
Standard reference number	Change to
12-05	12-08
12A-04	12A-09
13-07	13-10
13D-07	13D-10
13R-07	13R-10
17-02	17-09
17A-02	17A-09
20-07	20-10
22-03	22-08

<b>Standard reference number</b>	<b>Change to</b>
24-07	24-10
59A-06	59A-09
72-07	72-10
80-07	80-10
101-06	101-09
105-07	105-10
170-06	170-09
241-04	241-09
260-03	260-09
261-03	261-09
484-06	484-09
703-06	703-09
1123-06	1123-10

**ATTACHMENT I**  
Draft Ordinance adopting the 2009 International Codes, as amended

**CITY OF Northglenn**  
**ORDINANCE CHAPTER 10**  
**BUILDING REGULATIONS**

**AN ORDINANCE ADOPTING BY REFERENCE THE SECOND PRINTING OF THE INTERNATIONAL BUILDING CODE, 2009 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2009 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2009 EDITION, THE INTERNATIONAL PLUMBING CODE, 2009 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION, AND THE INTERNATIONAL FIRE CODE, 2009 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2009 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL.**

WHEREAS, in furtherance of the public health, safety and welfare of the inhabitants of the City of Northglenn (“City”), the City Council desires to update its ordinances to include the latest versions of the International Codes; and

WHEREAS, Section **31-16-202, C.R.S.**, as amended, permits the contemplated adoption by reference of such codes upon notice and hearing as provided in Section **31-16-203, C.R.S.**; and

WHEREAS, the City Council held a public hearing, with proper notice provided, to consider adoption of such International Codes as required by law; and

WHEREAS, copies of said International Codes are available at the Northglenn City Hall, 11701 Community Center Drive, Northglenn, CO 80233 for review and inspection by the public; and

WHEREAS, a public hearing was conducted on the date, time and place noticed; and

WHEREAS, the City Council has determined, based on the evidence and testimony presented at the public hearing, that the International Codes, as amended herein, will further the health, safety and welfare of the inhabitants of the City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Northglenn, Colorado:

**Section 2. The City of Northglenn hereby repeals **Chapter 10, Article 10-2 of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-2 to read as follows:****

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN THAT:

## **Chapter 10. Building Regulations**

### **Article 10-2. International Building Code**

A. The International Building Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 35 inclusive without any Appendices, is hereby adopted by reference as the City of Northglenn Building Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Building Code, as adopted and as amended.

#### **Section 10-2-1. Purpose of the International Building Code.**

The purpose of the International Building Code (“IBC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial and multi-family buildings and structures within the City of Northglenn and certain equipment specifically regulated in this Code.

#### **Section 10-2-2. Amendments.**

Additions, deletions, amendments and changes to the IBC, as adopted by reference pursuant to Section 10.1.1, are hereby adopted as follows:

**IBC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**IBC Section 101.4.3** (Plumbing) is amended by deletion of the last sentence.

**IBC Section 105.2** “Work Exempt From Permit” is Amended as Follows

- 1) Delete Section 105.2, Buildings, Exception 1 In Its Entirety
- 2) Delete Section 105.2, Buildings, Exception 2 In Its Entirety

**IBC Section 109.5 “Related Fees” is Hereby Amended To Read As Follows;**

Section 109.5 Double Fee. Where A Licensed Contractor or an Individual who starts of proceeds with work for which a permit is required by this code prior to obtaining said permit, the fees



specified in Table 1-A of the City of Northglenn Zoning Ordinance shall be doubled. Such fee shall be paid whether or not such permit is obtained, but the payment of such fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work, nor from any other penalties prescribed herein.

**IBC Section 109.6. “Refunds” is hereby Amended To Read As Follows;**

Section 109.6 Refunds

Section 109.6.1. A written request for a refund of the permit fee must be submitted to the Building Official within 90 days of the date the fee was paid

Section 109.6.2. The written request must set forth the basis for the request for a refund, identify the project for which a refund is requested and the request must be from the same person or entity which paid the fee.

Section 109.6.3. If the foregoing provision have been met, the Building Official may refund permit fees based upon the following criteria;

Section 109.6.3 (A). If fees were paid or collected in error, the applicable fees paid will be refunded.

Section 109.6.3 (B). If the project for which the permit fee has been paid is not constructed and no construction has commenced, or the request for plan review for such project is being withdrawn before review of the plans has occurred, the applicable fees paid, minus a 25% administrative fee, will be refunded.

Section 109.6.3 (C). If the plans for the project have been reviewed to any extent at the time a request for refund is submitted, no refund of the plan review fees will be authorized.

Section 109.6.3 (D). If permit fees are paid and any construction has been commenced, no refund will be authorized

**IBC Section 113 IBC** (Board of Appeals) is amended by deleting the Section in its entirety and replacing it with the following:

**BOARD OF APPEALS**

**113.1 General**

Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code may be made to the Northglenn Board of

Adjustment. Appeals shall be in accordance with section 11-42-5 of the Northglenn Zoning Ordinance.

**IBC Section 1013.1.** (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or shall be provided with an equivalent barrier

**IBC Section 1612.3 is hereby amended to read as follows:**

To establish flood hazard areas, the governing body shall adopt a Flood Hazard Map and supporting data. The flood Hazard Map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in the Engineering Report Entitled “The Flood Insurance Study for Adams County, Colorado and Incorporated Areas,” Dated March 5 2007, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (Fbfm) and related supporting data along with any revisions thereto.

**IBC Section 3109.4 (Residential Swimming Pools).**

**Exception:** Is deleted in its entirety.

**IBC Section 3401.3** (Compliance with other codes) is amended by deleting International Private Sewage Disposal Code.

**International Building Code Appendices.** The following Appendices herein adopted in their entirety:

Appendix E Entitled “Supplementary Accessibility Requirements”

Appendix F Entitled “Rodent Proofing”

Appendix I Entitled “Patio Covers”

**Section 4.** The City of Northglenn hereby repeals Chapter 10, Article 10-4, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-4 to read as follows:

**Article 10-4. International Plumbing Code.**

A. The International Plumbing Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1

through 13 inclusive, is hereby adopted by reference as the City of Northglenn Plumbing Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

- B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Plumbing Code, as adopted and as amended.

#### **Section 10-4-1 Purpose of the International Plumbing Code.**

The purpose of the International Plumbing Code (“IPC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, alteration, repairs, relocation, replacement, quality of materials, use and occupancy, location and maintenance of plumbing systems and structures within the City of Northglenn and certain equipment specifically regulated in this Code.

#### **Section 10-4-2 Amendments.**

The following deletions, additions, insertions, and changes are hereby made to the IPC as adopted by reference by Section 10.5.1:

**IPC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**IPC Section 305.6.1.** (Sewer depth) is amended by filling in both areas where indicated to read “36 inches (914mm).”

**IPC Section 904.1** Amend to Read as Follows;

All open vent pipes that extend through a roof shall be terminated at least 12 inches (152mm) above the roof, except that where a roof is used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134mm) above the roof

**Section 5.** The City of Northglenn hereby repeals Chapter 10, Article 10-5, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-5 to read as follows:

#### **Article 10-5 International Fire Code.**

- A. The International Fire Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 45 inclusive, is hereby adopted by reference as the City of Northglenn Fire Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

- B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Fire Code, as adopted and as amended.

**Section 10-5-1. Purpose of the International Fire Code.**

The purpose of the International Fire Code (“IFC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare from the hazards of fire explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

**Section 6.** The City of Northglenn hereby repeals Chapter 10, Article 10-6, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-6 to read as follows:

**Article 10-6. International Mechanical Code.**

- A. The International Mechanical Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 15 inclusive, is hereby adopted by reference as the City of Northglenn Mechanical Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.
- B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Mechanical Code, as adopted and as amended.

**Section 10-6-1 Purpose of International Mechanical Code.**

The purpose of the International Mechanical Code (“IMC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of mechanical systems and structures within the City of Northglenn and certain equipment specifically regulated in this Code.

**Section 10-6-2 Amendments.**

The following deletions, additions, insertions, and changes are hereby made to the IMC as adopted by reference by Section 10.3.1:

**IMC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

## “MEANS OF APPEAL

**109.1 General.** See Section 11-42-4 of the Northglenn Zoning Ordinance.”

**Section 7.** The City of Northglenn hereby repeals Chapter 10, Article 10-7, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-7 to read as follows:

### **Article 10-7. International Fuel Gas Code.**

- A. The International Fuel Gas Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 8 inclusive, is hereby adopted by reference as the City of Northglenn Fuel Gas Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.
- B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Fuel Gas Code, as adopted and as amended.

### **Section 10-7-1. Purpose of the International Fuel Gas Code.**

The purpose of the International Fuel Gas Code (“IFGC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of fuel gas piping systems and fuel gas utilization equipment within the City of Northglenn and related accessories specifically regulated in this Code.

### **Section 10-7-2. Amendments.**

The following deletions, additions, insertions, and changes are hereby made to the IFGC as adopted by reference by Section 10.4.1:

**IFGC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**IFGC Section 406.4.1.** (Test pressure) is amended by changing 3 psig to 10 psig.

**Section 8.** The City of Northglenn hereby repeals Chapter 10, Article 10-8, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-8 to read as follows:

## **Article 10-8. International Residential Code**

A. The International Residential Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 44 inclusive and Appendix Chapters A, C, G, H, N is hereby adopted by reference as the City of Northglenn Residential Building Code as if fully set out in this Ordinance, with the additions, deletions, insertions and changes as follows.

B. No residential building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Residential Code, as adopted and as amended.

### **Section 10-8-1. Purpose of the International Residential Code.**

The purpose of the International Residential Code (“IRC”) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all one and two-family dwellings and multiple single-family dwellings (town houses) not more than three stories in height with a separate means of egress within the City of Northglenn and certain equipment specifically regulated in this Code.

### **Section 10-8-2. Amendments.**

Additions, deletions, amendments and changes to the IRC, as adopted by reference pursuant to Section 10.2.1, are hereby adopted as follows:

**IRC Section R101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**IRC Section R102.7** (Existing Structures) is amended by deleting the words “International Property Maintenance Code.”

**IRC Section R105.2** (Work exempt from permit)

- 1) Delete Section 105.2, Buildings, Exception 1 In Its Entirety
- 2) Delete Section 105.2, Buildings, Exception 2 In Its Entirety

**IRC Section 112.1 General.** BOARD OF APPEALS; See Section 11-42-5 of the Northglenn Zoning Ordinance.”

**IRC Section R202.** (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable

areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

**IRC Table R301.2 (1).** IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)  
Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite					
30psf	110 MPH 3 sec gust	B	Severe	36 in.	Slight	1	NO	1974/ 2007	721	45°F

**IRC Section R305.1.** (Minimum Height) is deleted and replaced with the following, exceptions still apply:

All basements in new dwelling units, other than those basements clearly identified as cellars or mechanical spaces, shall have ceiling heights as required for habitable spaces of 7 feet. Where existing non-habitable basements, constructed prior to the adoption of the 2006 International Residential Code, are being converted to habitable uses, the building official shall be permitted to approve a minimum clear ceiling height of 6 foot 8 inches (2032 mm) from the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet, 4 inches (1931 mm) of the finished floor.

**IRC Section R310.2.1.** (Ladder and steps) is amended by the addition of the following exception to read as follows:

Exception: Only one window well ladder shall be required in an unfinished basement.

**IRC Section R312.1.** (Guards required) is amended by the addition of a third paragraph as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or shall be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310 of this Code.
3. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation.

**IRC Section R313.1.** (Townhouse automatic fire sprinkler systems.) Amended by the addition of the following: Effective January 1, 2013

**IRC Section R313.2.** (One- and two- family dwellings automatic fire sprinkler systems.) Amended by the deletion of Effective January 1, 2011. And replacing with the following: Effective January 1, 2013

**IRC Section R401.2.** (Requirements) is amended by the addition of the following:

Where soils reports show the need for it, foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new occupancies.

**IRC Section R405.1.** (Concrete and masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

**IRC Section G2417.4.1.** (Test pressure) is amended by changing "3 psig" to "10 psig."

**IRC Section P2603.6.1.** (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)."

### **Section 10-8-3. International Residential Code Appendices**

- a. **Appendix F-Radon Control Methods**
- b. **Appendix G-Swimming Pools, Spas and Hot Tubs**
- c. **Appendix H-Patio Covers**
- d. **Appendix K-Sound Transmission**

**Section 11.** The City of Northglenn hereby repeals Chapter 10, Article 10-11, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-11 to read as follows:

#### **Article 10-11 International Energy Conservation Code.**

- A. The International Energy Conservation Code, 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 6 inclusive, is hereby adopted by reference as the City of



Northglenn Energy Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

- B. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the International Energy Conservation Code, as adopted and as amended.

**Section 10-11-1. Purpose of International Energy Conservation Code.**

The purpose of the International Energy Conservation Code (“IECC”) is to regulate the design and construction of buildings for the effective use of energy. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

**Section 10-11-2. Amendments.**

The following deletions, additions, insertions, and changes are hereby made to the IECC as adopted by reference by Section 10.6.1:

**IECC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**Section 16.** The City of Northglenn hereby repeals Chapter 10, Article 10-16, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-16 to read as follows:

**Article 10-16. International Property Maintenance Code**

- B. The International Property Maintenance Code 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 15 inclusive, is hereby adopted by reference as the City of Northglenn Existing Building Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

**Sec. 10-16-1. Amendments.**

The following chapters, sections, subsections, paragraphs and appendices of the IPMC are hereby amended as follows:

**IPMC Section 101.1.** (Title) is amended by the addition of the term “City of Northglenn” where indicated.

**Section 17.** The City of Northglenn hereby repeals Chapter 10, Article 10-17, of the Northglenn Zoning Ordinance and reenacts Chapter 10, Article 10-17 to read as follows:

**Article 10-17. International Existing Building Code**

- C. The International Existing Building Code 2009 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington, DC 20001, Chapters 1 through 15 inclusive, is hereby adopted by reference as the City of Northglenn Existing Building Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as follows.

**Section 10-17-1 Amendments.**

The following chapters, sections, subsections, paragraphs and appendices of the IEBC are hereby amended as follows:

- (2) Section 105.5 of the IEBC is amended to read as follows:

“See Sec. \_\_\_\_\_ of the Northglenn Municipal Code.”

- (3) Section 112 of the IEBC is amended to read as follows:

“**BOARD OF APPEALS**

**112.1 General.** See Section \_\_\_\_\_ of the Northglenn Municipal Code.”

- (4) Section 301 of the IEBC requires complete compliance with the IBC, IPC, IMC, IFGC, IECC, IRC, and NEC when at least fifty percent (50%) of the building or story footprint is being modified, or when there is an increase of at least fifty percent (50%) of the existing size building, or when there is a change of occupancy.

Section 21. The City Clerk shall cause at least one certified copy of each Code adopted by reference by this Ordinance to be on file in her office at least fifteen (15) days prior to the public hearing on this Ordinance and, after adoption, shall maintain a reasonable supply of copies of such Codes available for purchase by the public at a moderate price.

Section 22. Severability. If any section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council

hereby declares that it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 23. Repeal. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 24. Safety Clause. The City Council hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City, that it is promulgated for the health, safety, and welfare of the public, that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare, and that this ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 25. Effective Date. This ordinance shall become effective five (5) days after final publication.

INTRODUCED, READ, PASSED ON FIRST READING, PUBLIC HEARING SCHEDULED, AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

PASSED AND ADOPTED ON SECOND READING AFTER PUBLIC HEARING AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

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, City Attorney