

PLANNING & DEVELOPMENT MEMORANDUM
#22-2026

DATE: July 13, 2026

TO: Honorable Mayor Meredith Leighty & City Council Members

THROUGH: Heather Geyer, City Manager *hmg*
Jason Loveland, Deputy City Manager *AL2*

FROM: Becky Smith, Director of Planning & Development *BS*
Mara Owen, Sustainability Coordinator
Alejandro Pantoja, Chief Building Official (Safebuilt)

SUBJECT: CB-2039 – International Building Codes

PURPOSE

To consider CB-2039, an ordinance on second reading repealing and reenacting Articles 1, 2, 3, 4, 5, 6, 7, 8, 11, 15, 16, 17 and 21 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the 2024 International Building Codes (IBCs), and the National Electrical Code (NEC), as adopted by the State of Colorado. In addition to the adoption by reference of these codes, CB-2039 also adopts recommended local amendments.

BACKGROUND

The City adopted the 2021 suite of IBCs, as amended, on April 10, 2023. Staff is now recommending adoption of the 2024 suite of IBCs, which includes the following:

- International Building Code (IBC)
- International Residential Code (IRC)
- International Fire Code (IFC)
- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- Metro Cohort Model Code (MCMC)
- International Fuel Gas Code (IFGC)
- International Existing Building Code (IEBC)
- International Property Maintenance Code (IPMC)
- International Swimming Pool and Spa Code (ISPSC)

CB-2039 would also adopt the National Electrical Code (NEC), as adopted by the State of Colorado.

Throughout this memorandum, “International Building Codes (IBCs)” refers collectively to the codes listed above unless otherwise noted.

At the April 20, 2026 Study Session, staff provided an overview of the 2024 International Energy Conservation Code (IECC) and the Regional Building Policy Cohort amendments, known as the 2024 Metro Cohort Model Code (MCMC).

At the May 4, 2026 Study Session, staff presented the remaining 2024 IBCs, and recommended local amendments from the Building Department, North Metro Fire Rescue District, and Public Works.

The ordinance will become effective 90 days after final approval to allow time for public outreach, contractor education, and implementation of the new code requirements. The outreach plan below has been reviewed by the Denver Regional Council of Governments (DRCOG) and Xcel Energy, which have agreed to provide technical assistance and support.

Public Outreach and Education (90-Day Implementation Period)

1. Resident FAQ
2. Public Lunch and Learn (recorded for later viewing)
3. Contractor and design professional training
4. Connection newsletter article
5. Social media campaign during the 90-day implementation period
6. Building inspector training
7. Updated webpage with FAQs, training recordings, and implementation resources

Staff has coordinated with DRCOG to host the first public Lunch and Learn on August 5th at 12:00 p.m. Lunch will be provided. Additional training sessions are being scheduled.

BUDGET/TIME IMPLICATIONS

There are no financial impacts to the City.

The ordinance would take effect 90 days after final approval. During that implementation period, applicants may submit plans under either the current codes or the newly adopted codes.

STAFF RECOMMENDATION

Staff recommends approval of CB-2039 on second reading.

STAFF REFERENCE

If Council members have any questions, please contact Becky Smith, Director of Planning & Development, at bsmith@northglenn.org or 303.450.8741.

ATTACHMENTS

1. Presentation
2. FAQs

CB-2039 – 2024 INTERNATIONAL BUILDING CODES

Becky Smith

Director, Planning & Development

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bsmith@northglenn.org

City Council Meeting

July 13, 2026



**CITY OF
Northglenn**

PURPOSE

- To consider CB-2039 on second reading to adopt the 2024 International Building Codes and the National Electrical Code. CB-2039 also adopts local amendments to the codes.

BACKGROUND

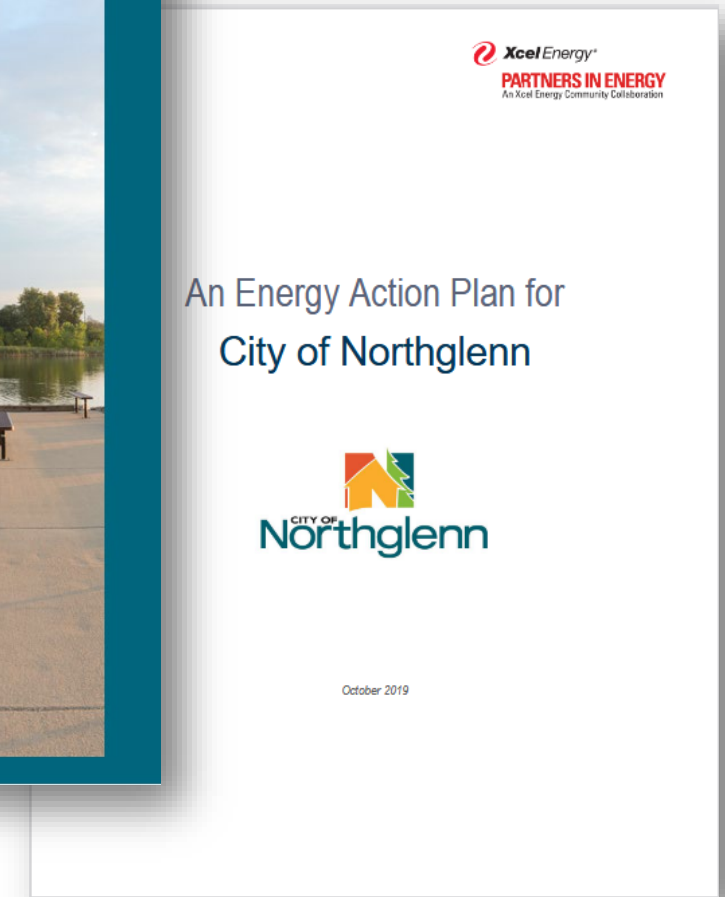
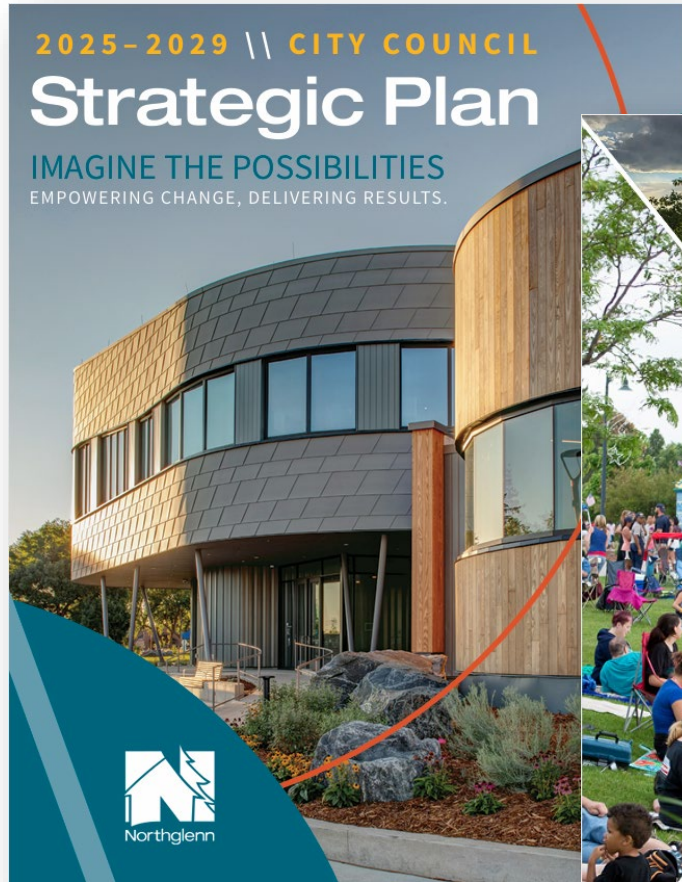
- **Model building codes (“I-Codes”) are updated every three years and adopted locally across the country**
- **Codes’ purpose**
 - Improve the construction and maintenance of the built environment and thereby promote the health, safety, resiliency, affordability, sustainability, and general welfare of the community
- **Supporting amendments’ purpose:**
 - Strategically align codes with City of Northglenn goals

IMPLEMENTATION TIMELINE

- **The ordinance will be effective 90 days after final approval to allow time for public outreach, contractor education, and code implementation**
- **Technical support for outreach & education has been approved by DRCOG and Xcel Energy**

More on the outreach and education plan later in this presentation.

CITY PLAN & POLICY ALIGNMENT



2024 OVERVIEW

- **Building Official Determinations**

- The codes have been updated with new sections that give better guidelines for the approval of materials and methods that fall outside of the model code. This ensures a wide range of materials and methods comply with the intent of the building codes without restricting new technology.

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2024 OVERVIEW

Residential Fire Sprinklers

- NFPA reported over 1.5 million fires and 3,790 deaths in the US in 2022 with 72% of those being residential fires
- NFPA data shows residential fire sprinklers can increase survival rate by 89% while increasing construction costs by ~3%
- Sprinkler heads are installed flush with the ceiling and concealed behind decorative covers

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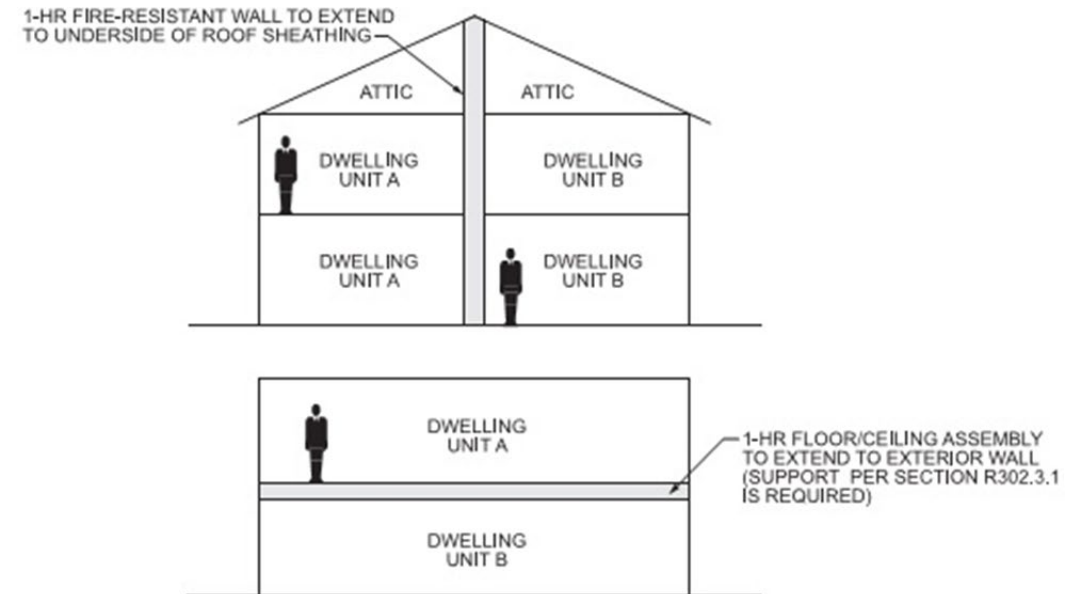


2024 OVERVIEW

Two-Family Dwelling Fire Protection

- Stacked dwellings without a sprinkler system in both units shall have the following.
- Assemblies separating the units (including egress stairways) shall be constructed in a manner that limits the transfer of smoke
- A notification appliance must be connected to the smoke alarms of the other unit.

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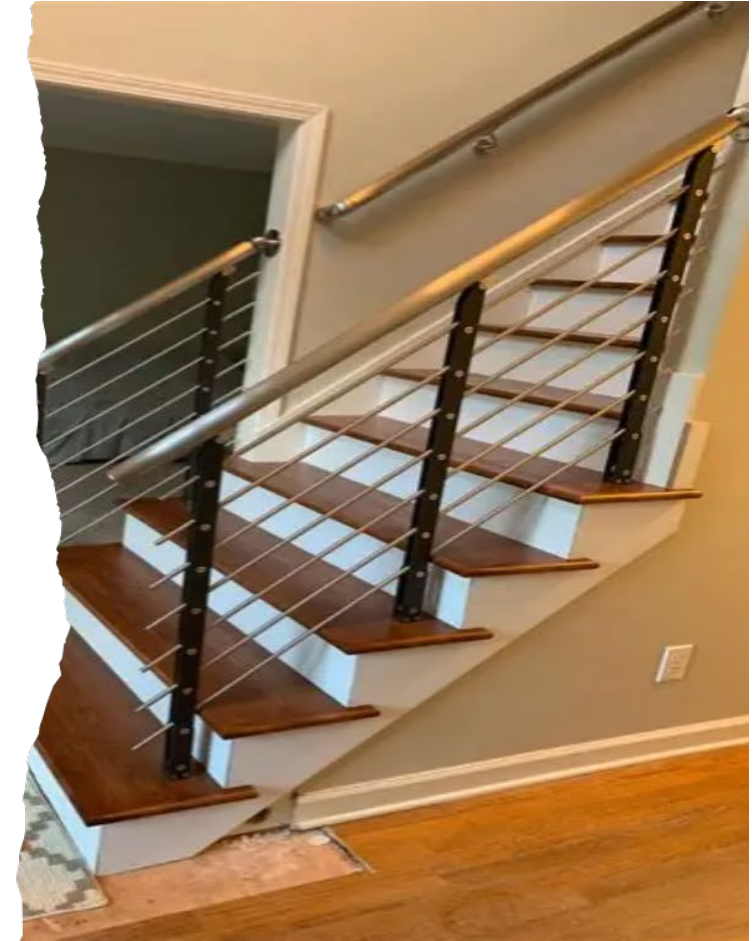


2024 OVERVIEW

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- **New Residential Code Sections**
- A new section was added to address sleeping lofts. This is a topic that wasn't specifically covered in previous editions.
- A new section was added to expand on handrails. This section has some additional requirements to ensure the safety of handrails in dwellings.



2024 OVERVIEW

Guardrail Supports

- The Code requires guardrails to protect people from falling off lofts and stairs. Until 2024, the Code did not require those guardrails to be supported by bracing under the floor.
- The 2024 codes now require bracing or blocking to be installed under the floor to support the guardrails.

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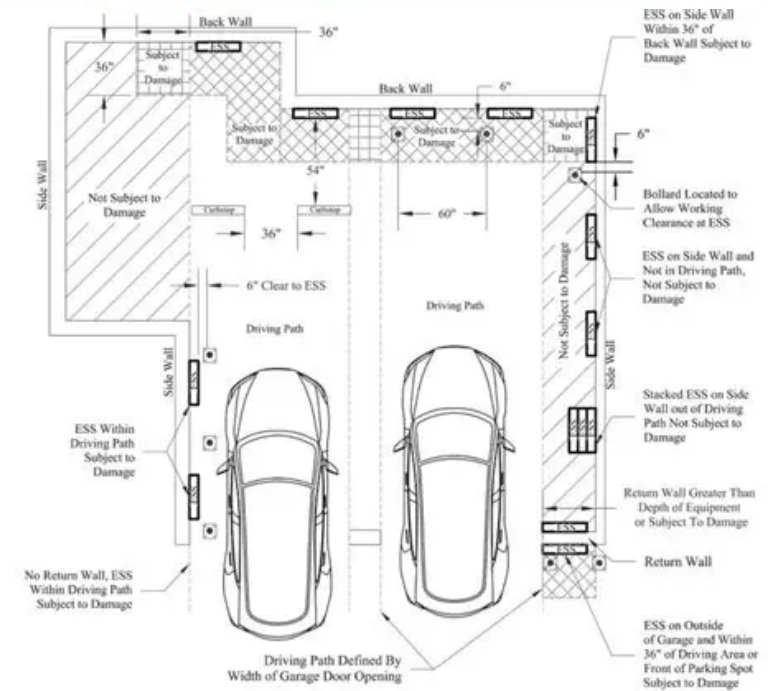


2024 OVERVIEW

Energy Storage and Protection

- Any room that contains battery storage is required to have a self-closing door, a heat detector, and fire-rated walls
- A garage that contains battery storage is required to have protection from a vehicle to avoid battery damage

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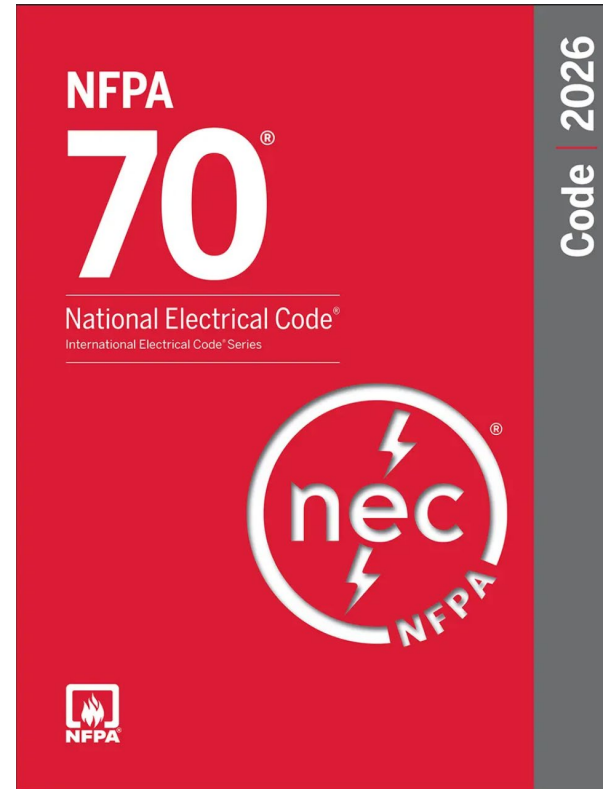


2024 OVERVIEW

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National Electric Code

- The State of Colorado will adopt the 2026 edition of the NEC on August 1st
- All electrical work done in Colorado must conform to the State's adopted code when the permit is applied for
- The wording in the code adoption has been changed to "...as adopted by the State of Colorado" instead of giving a specific edition to prevent confusion



2024 OVERVIEW

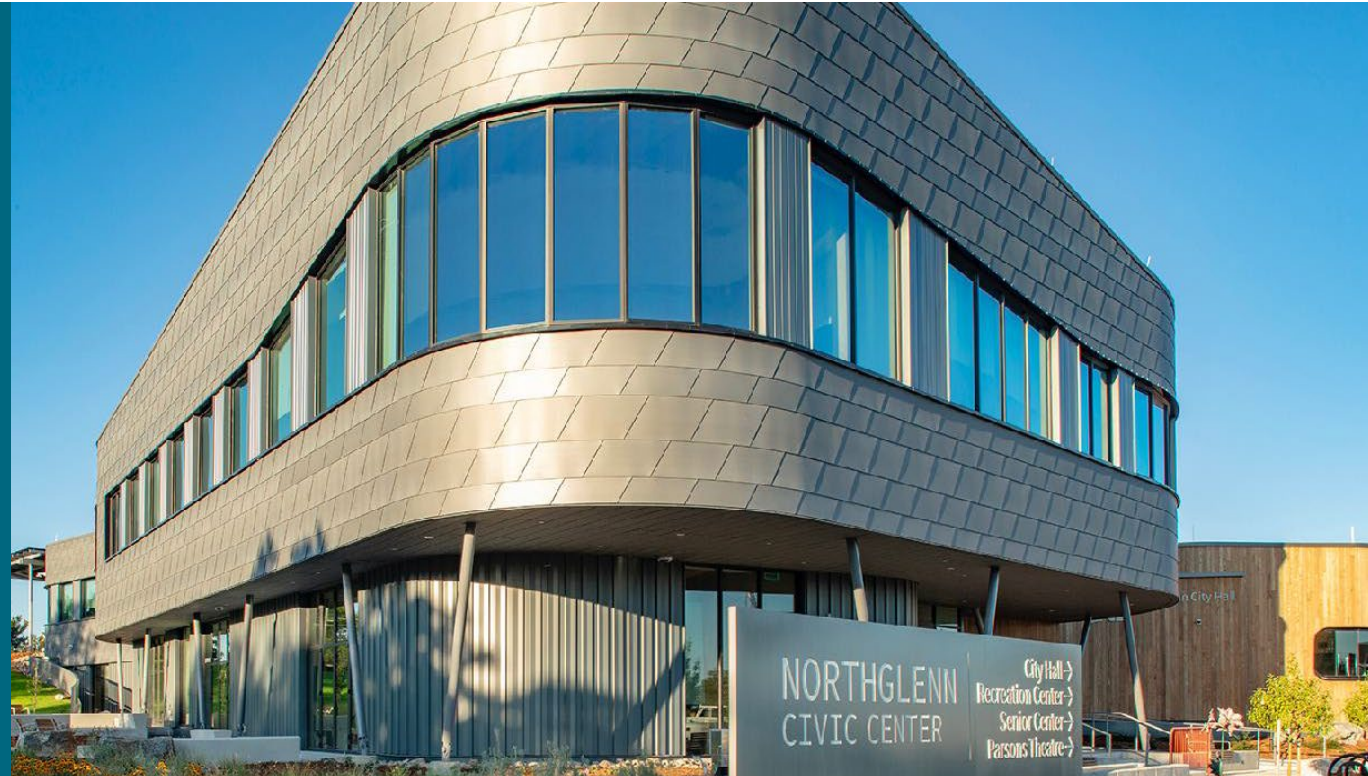


Code Applicability

- All new construction
- Additions/remodels (only areas affected by scope of work)
- ADU/additions/remodels exempt from fire sprinklers if non-existent on main house

2024 METRO COHORT MODEL CODE (Energy Code)

**Local Amendments to the
2024 IECC by the Regional
Building Policy Cohort**



COHORT BACKGROUND

- This energy code cohort was originally established in 2021 to adopt the 2021 IECC.
- The energy code cohort expanded in 2024 to more communities and focused on adoption of the 2024 IECC. The new cohort:
 - Held meetings since January 2024 to discuss and coordinate regional alignment
 - Reviewed draft state model Low Energy and Carbon Code and Energy Code Board deliberations
 - Reviewed each community's code needs and adoption plans via surveys and 1:1 meetings
 - Updated the Roadmap to Zero Emissions Buildings (Northglenn has adopted this)
- The EPA awarded DRCOG nearly \$200 million to launch a regional building decarbonization program, including \$39 million to support local policy adoption and implementation
 - This cohort coordinated on the policy element of the grant – forming the new Regional Building Policy Collaborative

COHORT COMMUNITIES

- Boulder County
- City of Boulder
- City of Brighton
- City and County of Broomfield
- City of Edgewater
- Town of Erie
- City of Golden
- City of Lafayette
- City of Longmont
- City of Louisville
- City of Northglenn
- Town of Superior
- City of Thornton
- City of Westminster
- Town of Berthoud

STATE ENERGY REQUIREMENTS

Entity	Region	Code	Goals/Timeline
International Code Council	National and International	2024 IECC Code (International Energy Conservation Code)	Establishes a baseline for building safety globally. Addresses energy efficiency including cost, energy usage, use of natural resources and the impact of energy usage. Updated every 3 years, next update is 2027
Colorado Energy Office (CEO) & Energy Code Board	Colorado	Model Low Energy and Carbon Code (MLECC) *based on 2024 IECC	A state-level standard aimed at reducing energy costs and emissions. The new state minimum energy code after July 1, 2026
Colorado Energy Office (CEO) & Energy Code Board	Colorado	Colorado Model Electric Ready and Solar Ready Code *Based on 2021 IECC	A state-level standard aimed at reducing retrofit costs for solar, EV's & other electric equipment. The old state minimum energy code - transitioning to the MLECC on July 1, 2026 and will no longer be supported.
Metro Regional Cohort*	North and Northwest Denver Metro Region	Metro Cohort Model Code (MCMC) *Based on 2024 IECC	Reduce energy costs, emissions, and simplify the code. Code package was finalized late 2025 and the cohort is transitioning into the DRCOG Building Policy Cohort. Cohort will evaluate and create a new code package for 2027.

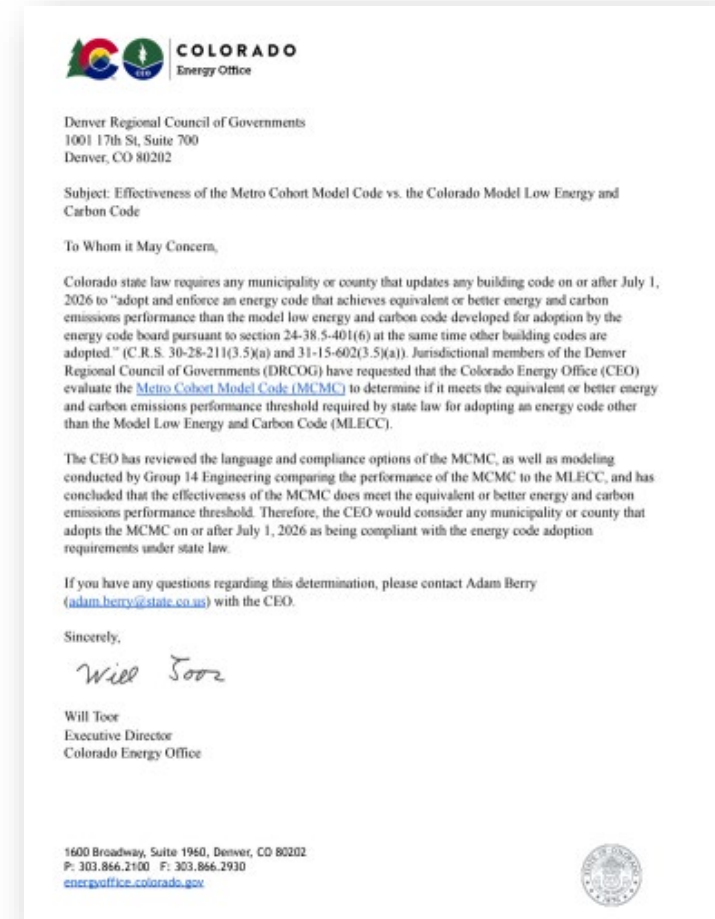
COMPLIANCE WITH THE STATE MINIMUM CODE REQUIREMENT

Policy Components of Roadmap and Cohort Amendments Compared to the state minimum code:

Model Low Energy & Carbon Code (MLECC)

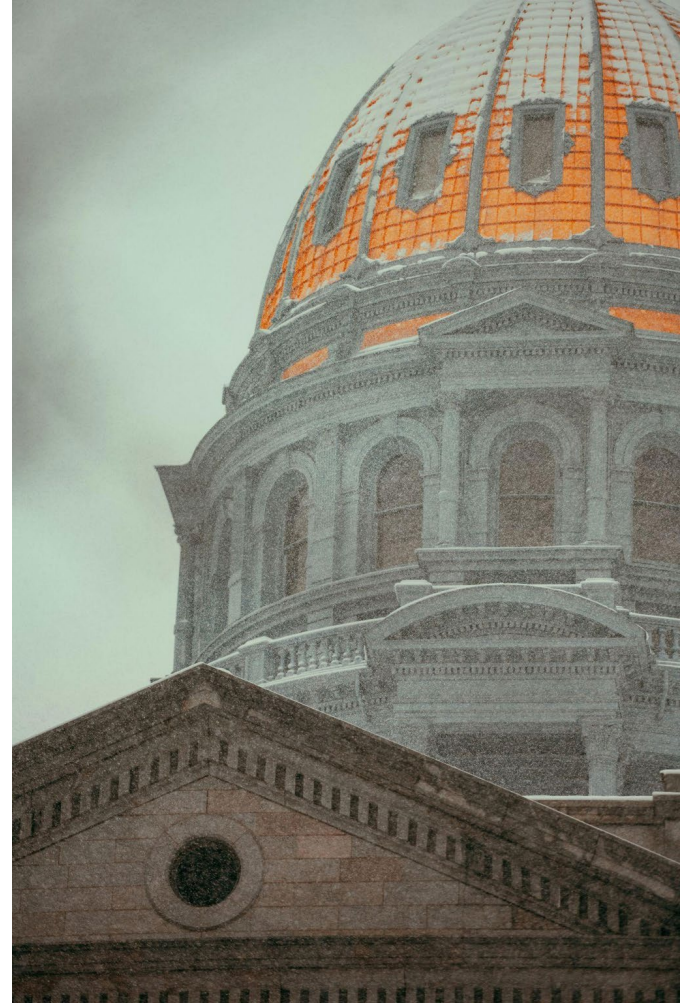
“The Colorado Energy Office has reviewed the language and compliance options of the MCMC, as well as modeling conducted by Group 14 Engineering comparing the performance of the MCMC to the MLECC, and has concluded that the effectiveness of the MCMC does meet the equivalent or better energy and carbon emissions performance threshold.

Therefore, the CEO would consider any municipality or county that adopts the MCMC on or after July 1, 2026 as being compliant with the energy code adoption requirements under state law.”



WHY ADOPT MCMC

- Shorter and simpler than the Low Energy & Carbon Code
- More tailored to the metro region; developed with input from our own building officials
- Adds more options for how buildings can comply
- Positions Northglenn for future funding opportunities
- Will keep community ahead of energy code adoption schedule and State Minimums



HIGH LEVEL DIFFERENCES

Electrification

- **Electrification has multiple benefits:**
 - Increases energy efficiency from highly efficient heat pumps
 - Improves indoor and outdoor air quality
 - Reduces greenhouse gas emissions as grid cleans up
 - Supports grid stability when paired with energy storage and demand response
- **Metro Cohort Model Code encourages, but does not require, electrification by:**
 - Fuel neutrality
 - Site energy use metric (more on that to come)
 - Adding an optional all-electric pathway for commercial buildings
 - Additional clarifications and tweaks

HIGH LEVEL DIFFERENCES

Fuel Neutrality

- **Historically, energy codes have not treated all-electric and mixed fuel buildings equally**
 - Buildings with low efficiency fossil fuel heating and water heating (furnaces and boilers) were just as code compliant as buildings with heat pumps or heat pump water heaters – despite vast differences in efficiency and emissions
- **Cohort amendment package levels this up:**
 - Prescriptive: Provides extra credits for buildings that use minimum efficiency heat pumps
 - Performance: Changes metric from energy cost to site energy use (more on next slide)

HIGH LEVEL DIFFERENCES

Energy Metrics

- **Performance pathways in base code are based on energy cost and not on site energy.**
- **Energy cost is not a consistent metric:**
 - Location dependent - based on variable utility rates
 - Biases towards cheaper fuels, not efficiency
- **Site energy use is more effective for:**
 - Consistency
 - Measuring actual energy use & energy savings
 - Fair comparison of gas vs. electric
- **The cohort amendment package addresses this by:**
 - Using energy use as performance metric
 - Setting fixed site EUI targets for common commercial building types as an optional pathway

HIGH LEVEL DIFFERENCES

Home Size

- **Home size matters for climate and affordability:**
 - Smaller homes and dwelling units are the most important for affordability for new homeowners.
 - Larger homes typically consume more energy and are typically not starter homes - some are second homes.
- **Cohort amendment package addresses this by:**
 - More stringent for new larger homes $\geq 3,500$ sq ft
 - Prescriptive: additional credits required
 - Performance: additional site energy use reduction required
 - Requiring full net zero for new extra-large homes $\geq 5,000$ sq ft

HIGH LEVEL DIFFERENCES

Renewable Energy

- **Onsite solar should complement efficient building design, not compensate for inefficiency.**
- **The cohort amendment package addresses this by:**
 - Requiring ERI targets to be reached with efficiency only (addition of renewable energy is flexible).
 - Removing commercial renewable energy requirements in the prescriptive pathway.

DRCOG SUPPORT



BUILDING POLICY COLLABORATIVE

Three coordinated components:

- **Jurisdictional Subaward Program: \$34.8 million in subawards to DRCOG's member governments**
 - Direct staff capacity (internal or contracted), other process and system support
 - Northglenn will receive \$600k towards staff capacity, technical assistance, and Permit & Systems support
- **BPC Peer Network: \$2.5 million contract for regional policy network facilitation** 
 - Policy roadmap, coordination, stakeholder engagement, and supporting materials
 - Northglenn is participating in the peer network cohort and working groups
- **Research: \$1 million budget for localized research**
 - Data gathering and analysis to support BPC needs

PUBLIC ENGAGEMENT EFFORTS

Outreach/Education Plan:

1. **Resident FAQ**
2. **Public Lunch and Learn (recorded for later viewing)**
3. **Contractor and design professional training**
4. **Connection newsletter article**
5. **Social media campaign**
6. **Building inspector training**
7. **Updated webpage with FAQs, training recordings, and implementation resources**

RECOMMENDATION

- **Staff recommends approval of CB-2029 on second reading.**

QUESTIONS?



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Metro Cohort Model Code (MCMC) Frequently Asked Questions for Residents & Business Owners

If you need digital accessibility assistance, submit a request at drcog.org/access or call 303-455-1000. Please expect a response within 72 hours (three business days).

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Questions for Residents

What is the Metro Cohort Model Code?

- The Metro Cohort Model Code (MCMC) is an energy code adopted and enforced by some Colorado communities to improve energy efficiency in new construction and major renovation projects. The code is based on the State of Colorado's Low Energy and Carbon Code, the future minimum energy code standard all communities in the state must adhere to.
- The goal of this code is to create a simplified energy code for builders that meets the state's minimum standards while supporting energy efficiency, occupant comfort, and long-term building performance.
- Other communities in the region that have adopted the MCMC include: the City of Golden and the Town of Superior.

How will the code impact my home?

- For most homeowners, it won't.
- The code generally applies when new homes are built, when major additions are constructed, or when significant renovation projects are undertaken. If, as a homeowner, you undertake one of these projects, you may be required to comply with the requirements in the MCMC.
- Existing homes that are not renovating or adding additions can continue to be used and maintained as they are today.

Will I be required to renovate my home?

- The code does not require homeowners to renovate or upgrade their homes simply because a new energy code is adopted.
- Requirements generally apply only when a homeowner chooses to undertake large additions or renovations to their home.

Does the code ban natural gas?

- No, equipment that uses natural gas (furnaces, water heaters, gas stoves, and others) remains an option that can be installed in new buildings under the Metro Cohort Model Code.
- The State of Colorado minimum energy standards, which are captured in the MCMC, require all new homes that install equipment that uses natural gas to have electrical infrastructure installed in the home so future homeowners have a choice to retrofit those systems to be all-electric. The code includes a pathway that makes it simpler and less burdensome for homes and buildings that choose to go all-electric.



What happens if I remodel my home?

- Most remodeling projects can proceed as they do today.
- The energy code requirements generally apply only to the portions of the home being altered. For example, if you alter ductwork, add or replace mechanical equipment, add new windows, replace your roof or alter walls, new code requirements may apply which will ensure altered portions of the home meet the efficiency levels of the code.
- Larger alterations (see what an alteration is below) that impact more than 50% of the floor area of your home will be required to incorporate additional energy-efficiency measures. These measures are selected from a menu of compliance options provided in the code.
- Existing portions of the home are usually allowed to remain unchanged.

What is considered an alteration for a home?

- An alteration is any retrofit or renovation to an existing home that is not a simple repair. Additions (adding more square footage) are treated separately from alterations (see below).
- The code clarifies that additional efficiency requirements apply when alterations affect at least 50% of a home's gross floor area. If you are planning a large alteration project, your contractor, designer, or building department can help determine whether your project hits this threshold.
- Most routine maintenance, cosmetic updates, and smaller remodeling projects do not meet this threshold.

What happens if I build an addition?

- Requirements depend on the size of the addition.
- Small additions (less than 1,000 sq ft) have fewer requirements. Larger additions (greater than 1,000 sq ft) will need to meet additional energy-efficiency measures.
- Very large additions (over 3,500 square feet) are subject to enhanced requirements because they significantly increase the size and energy use of the home.

How will the code impact my furnace, water heater, or air conditioner?

- The code does not require homeowners to remove or replace working equipment.



- Existing furnaces, water heaters, air conditioners, and other systems may continue to operate until the owner chooses to replace them or they reach the end of their useful life.

If my furnace, rooftop unit, water heater, or other equipment breaks, will I have to upgrade my entire building?

- No, replacing equipment does not require you to upgrade your entire building to meet current energy code requirements.
- The code applies only to the equipment being replaced and any related work. For example, if an HVAC system is replaced or expanded, programmable thermostat controls may be required.

If I replace an appliance, will I be required to switch to electric equipment?

- You are not required to replace an appliance with electric equipment.
- If you are replacing an appliance as part of a larger alteration, points for additional energy efficiency, if required, could be earned by switching to high-efficiency heat pumps.
- If equipment is replaced and meets the requirement of a major renovation, the code may require the home to be made "electric-ready." This typically means providing electrical capacity, wiring, or space that would make a future electric appliance easier to install.

How will this code impact the cost of housing?

- Many factors influence housing costs, including land prices, labor, materials, financing, market demand, and local regulations.
- The code is primarily directed at newly constructed housing, and will generally only affect existing housing in the case of large renovations.
- While some efficiency measures can increase upfront costs, energy-efficient homes may also provide benefits such as lower utility bills, improved comfort, and reduced maintenance costs over time.

How will this code affect my utility bills?

- The intent of the code is to keep utility bills from rising.
- Energy-efficiency measures are designed to reduce energy use and help lower utility costs over the life of a home or building.
- Actual savings will depend on household energy use, utility rates, weather conditions, and building design.

What benefits might residents notice?



- Many residents in energy-efficient homes report:
 - More consistent indoor temperatures.
 - Improved indoor comfort.
 - Improved indoor air quality.
 - Lower energy use.
 - Reduced utility costs over time.
- Benefits vary depending on the building and the systems installed.

Who can help me identify what applies to my project?

- If you are unsure how the code applies to your project, your local building department is a good place to start. Building staff can explain which requirements may apply and what will be needed during permitting.
- Colorado also offers free energy-code assistance through the [Colorado Codes Helpline](#), which provides answers to code and project questions, typically within one business day.
- Depending on the scope of the project, you may also choose to consult a contractor, architect, or other design professional.

Are there resources available to help building owners meet the code requirements?

- Yes, there are rebates, incentives, financing programs, and technical assistance that can help support energy efficiency improvements and equipment upgrades. Available resources vary depending on the program and the project type.
- Residents can learn more about available programs and incentives through their utility provider and [Power Ahead Colorado \(PACO\)](#).

Are there exceptions or flexibility options?

- Yes, the code includes multiple compliance pathways to allow for flexibility in meeting the code requirements.
- Building officials may also consider alternative methods that demonstrate equivalent performance.

Where can I learn more?

- The MCMC can be found in detail on the [ICC Digital Codes Website](#) and the City of Northglenns Building Website.
- Residents with questions about a specific project should contact their local building department. Building staff can explain how the code applies to individual homes, additions, remodels, and new construction projects.



Questions for Business Owners

I am renovating or building out a commercial space. How will this code apply?

- For most renovation projects, energy code requirements generally apply only to the portions of the building being altered, not the entire building.
- Projects that qualify as a substantial improvement (improvement that has a cost that exceeds 50% of the market value of the building prior to the project being completed) would be required to incorporate additional energy efficiency measures.
- If completing a first tenant finish in a new core and shell building, it must comply with the energy code requirements for new construction.

I am moving into an existing commercial space that was already built out. Do I still need to meet energy code requirements?

- If you are making limited changes (e.g. cosmetic updates, minor tenant improvements), energy code requirements may not apply, depending on the improvement being made. Improvements to lighting, HVAC, walls or roofs would trigger the energy code. However, the energy code only applies only to the portions of the space being altered.
- If your project qualifies as a substantial improvement, or is a first tenant finish, additional compliance requirements would apply (see above).

I own a restaurant or commercial kitchen. If I replace cooking equipment, how will this impact my space?

- The code does not require you to upgrade the entire space.
- However, if the project includes larger renovations that qualify as substantial improvements, additions, or significant changes to mechanical, ventilation, or electrical systems, additional code requirements may apply.

If I replace rooftop HVAC equipment for my business, how will the code impact my building?

- In this case, you will not have to upgrade your entire building.
- Requirements of the energy code apply only to the equipment and portions of the building affected by the project.
- New equipment and any related controls installed as part of the project may need to comply with current code requirements.
- For example, new thermostatic controls or other efficiency measures may be required when HVAC equipment is replaced.



SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2039
Series of 2026

Series of 2026

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLES 1 THROUGH 8 AND ARTICLES 11, 15, 16, 17, AND 21 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE, ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2024 EDITION, THE NATIONAL ELECTRICAL CODE, AS ADOPTED BY THE STATE OF COLORADO, THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, THE INTERNATIONAL FIRE CODE, 2024 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, METRO COHORT MODEL CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2024 EDITION

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

Section 1. Article 1 of Chapter 10 of the Northglenn Municipal Code is repealed and reenacted to read as follows:

ARTICLE 1

BUILDING DEPARTMENT

Section 10-1-1. Title. This Article 1 of Chapter 10 of the Municipal Code shall be known and cited as the Northglenn Building Ordinance.

Section 10-1-2. Definitions. As used in this Article 1 and the provisions of this Chapter 10:

(a) **"Building department"** means the Department of Planning and Development of the City of Northglenn.

(b) **"Director"** means the Director of Planning and Development of the City of Northglenn.

(c) **"Building inspector"** or "building official" means an officer of the City of Northglenn authorized by the Manager or the building official to perform the duties of a building inspector.

(d) **"Chief building official"** or "building official" means the Director of Planning and Development appointed by the City Manager as the head of the Department of Planning and Development of the City of Northglenn and includes any regularly authorized deputy.

(e) **"Neighborhood services officer"** means an officer of the City of Northglenn authorized by the City Manager to enforce ordinances pursuant to Section 10-1-3 of this article and includes a building inspector, building official or chief building official.

(f) **"Department"** or **"building department"** means the Department of Planning and Development.

(g) **"Manager"** means the City Manager of the City of Northglenn.

(h) **"Chief of police"** means the Chief of Police of the City of Northglenn.

(i) **"Chief"** or **"Chief of the fire department"** means the fire chief of the North Metro Fire Rescue District, and "fire department" means and refers to said district.

(j) **"Jurisdiction"** or "jurisdictional area" means and includes the territorial jurisdiction of the City of Northglenn.

(k) **"Administrative authority"** means and includes the Manager and the building official.

(l) **"City," "municipality,"** or **"authority exercising jurisdiction"** means the City of Northglenn.

Section 10-1-3. Building Department. The Director of Planning and Development shall be the head of the Department of Planning and Development. Said director and the Department shall implement, and to the extent therein provided, shall enforce:

(a) The building regulations and other municipal laws provided by Chapter 10 of the Municipal Code;

(b) The zoning regulations and other municipal laws provided by Chapter 11 of the Municipal Code;

(c) The subdivision regulations and municipal laws provided by Chapter 11 of the Municipal Code;

(d) The animal control laws and regulations provided by Chapter 14 of the Municipal Code;

(e) The provisions of any City ordinances which provide for inspections or enforcement by the building department, a building inspector, building official or neighborhood services officer;

(f) The provisions of City ordinances relating to parks, recreational facilities, park property and municipal property; and

(g) The regulations promulgated by the Manager, the Director, the Recreation Board, or any licensing authority of the City of Northglenn.

Section 10-1-4. Neighborhood Services Officers.

(a) Whenever a neighborhood services officer has probable cause to believe that any person, firm, corporation or association of persons has violated the provisions of any City ordinance provided by Section 10-1-3 to be enforced by the building department, the neighborhood services officer may, in the neighborhood services officer's capacity, issue and serve a summons and complaint requiring such person to appear before the Municipal Court of the City of Northglenn to answer charges of such violation. A summons and complaint signed by a neighborhood services officer may be served by another neighborhood services officer or by a police officer or by any person authorized by law to serve process.

(b) A neighborhood services officer is authorized to enter upon and inspect any public or private property in the City of Northglenn for the purpose of enforcement of any ordinance provided by Section 10-1-3 to be enforced by the building department, including determination of compliance with the provisions of such ordinance.

(c) A neighborhood services officer shall have the power and authority to issue any notice, warning, order, citation or process authorized by any City ordinance or regulation provided by Section 10-1-3 to be enforced by the building department.

(d) A neighborhood services officer is a peace officer within the meaning of and for the purposes of Rule 206(a)(2), Municipal Court Rules of Procedure, and a public inspector for the purposes of Rule 241, Municipal Court Rules of Procedure.

Section 10-1-5. Search Warrants. A search warrant may be issued by any judge of the Municipal Court of the City of Northglenn for the inspection of private premises by a neighborhood services officer upon showing that:

- (a) The premises are located within the City of Northglenn;
- (b) The inspection is required or authorized by the organic law or ordinance of the City in the interest of public safety; and
- (c) Either:
 - (1) That the owner or occupant of such premises has refused entry to the neighborhood services officer; or
 - (2) That the premises are locked and the neighborhood services officer has been unable to obtain permission of the owner or occupant to enter.

Section 10-1-6. Execution of Search Warrant. A search warrant provided by Section 10-1-5 shall be issued pursuant to the provisions of Rule 241, Rules of Municipal Court Procedure, and shall be directed to and executed by an officer of the Department of Community Safety.

Section 10-1-7. Enforcement by Police Officers. The enforcement powers and duties provided by this article are not exclusive and shall not be deemed or construed to limit or affect the authority of police officers to enforce any ordinances of the City of Northglenn.

Section 10-1-8. Application of the Building Codes to Existing Permitted Work. It shall be the policy of the City of Northglenn that it shall not require additional work be performed beyond that requested in an application for a building permit seeking approval for alterations, repairs, restoration and/or improvements to an existing building or structure unless one or more of the following conditions exist:

(a) Work related to the application on the building or structure was done without a duly issued building permit;

(b) The improvements being constructed constitute a change in use outside of the Occupancy Group Classification of the structure thereby necessitating additional work; or

(c) The Chief Building Official has determined that a specifically articulated life safety hazard exists that requires such additional work. For purposes of this subsection (c), it shall be the burden of the Chief Building Official to determine with specificity the life safety hazard that exists necessitating any such additional improvements.

Section 2. Article 2 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Building Code, is repealed and reenacted to read as follows:

ARTICLE 2

INTERNATIONAL BUILDING CODE

Section 10-2-1. Title. This ordinance shall be known and cited as the International Building Code.

Section 10-2-2. Adoption of the International Building Code. The International Building Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, is adopted by reference as a primary code and amended as described below in Section 10-2-5.

Section 10-2-3. Copies on File. At least one certified copy of the International Building Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-2-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare in the design, construction and use of all buildings and structures within the City of Northglenn, excluding detached one and two-family dwellings and single-family townhouses not more than 3 stories above grade, and existing buildings undergoing repair, alteration or additions and change of occupancy, which are covered in the other international codes.

Section 10-2-5. Amendments to the International Building Code, 2024 Edition.

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 101.4.3 "Plumbing" is amended by the deletion of the last sentence.

(c) Section 103 Code Compliance Agency is deleted in its entirety and hereby amended to read as follows:

The Building Department shall be appointed by the Chief Appointing Authority of the jurisdiction.

(d) Section 104.2.4.1 "Flood hazard areas" Building Official is amended to the term "City of Northglenn."

(e) Section 105.2 "Work exempt from permit" is amended as follows:

1. Delete Section 105.2, Buildings, Exception 1 in its entirety and amend to read: 105.2, Exception 1: Detached accessory structures, as defined in Chapter 11 of the Municipal Code provided that the floor area does not exceed 200 square feet (18.58 m²).

2. Delete Section 105.2, Buildings, Exception 2 in its entirety.

(f) Section 108.3 "Temporary service utilities" is hereby amended to read as follows:

The Building Official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate of completion shall comply with the requirements specified for temporary lighting, heat, and power in the currently adopted version of the National Electrical Code as adopted by the State of Colorado.

(g) Section 109.2 Schedule of permit fees is amended as follows:

1997 UBC, Table 1-A
Building Permit Fee Schedule

Total Valuation	Fees
\$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.
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof.
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof.
\$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.

\$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.
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

Other inspection fees:

1. Inspections outside of normal business hours	\$100.00 per hour (minimum charge: two hours)
2. Reinspection fees	\$75.00 per hour
3. Inspections for which no fee is specifically indicated	\$100.00 per hour (minimum charge: one-half hour)
4. Additional plan review required by changes, additions or revisions to plans	\$100.00 per hour

Other permit fees:

Plan check fee = 65% of building permit fee

Exemptions:

The government of the United States of America, the State and its political subdivisions, the City, 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 government use.

(h) Section 109.4 "Work commencing before permit issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 109.4 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2. "Schedule of permit fees" of the City of Northglenn Building Code 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.

(i) 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 provisions 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 20% 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.

(j) Section 113 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 113 "Means 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 Chapter 11 of the Municipal Code.

(k) Section 115.2 "Issuance" is hereby amended to read as follows:

Issuance: The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. If no such person can be contacted at the property, it shall be posted in a conspicuous location on the property involved. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall cite the specific code section violated, state the reason for the order, and state the conditions under which the cited work will be permitted to resume.

(l) Section 1612.3 "Establishment of flood hazard areas" 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 December 2, 2024, with accompanying flood insurance rate maps and/or flood boundary floodway maps (FIRM and/or FBFM) in which the Federal Emergency Management Agency has provided flood profiles, the Floodway Map, and the water surface elevation of the base flood, and any subsequent additions, updates, revisions or modifications to said study, 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.

Section 10-2-6. International Building Code Appendix. The following appendices are herein adopted in their entirety:

Appendix E entitled "Supplementary Accessibility Requirements";

Appendix F entitled "Rodent Proofing"; and

Appendix I entitled "Patio Covers."

Section 10-2-7. Application. The provisions of this article and the provisions of the International Building Code and appendices adopted by reference shall apply to every non-residential 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.

Section 10-2-8. Violations -- Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Building Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Building Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-2-9. Conflicts. If the provisions of this article conflict with any other provisions of the 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.

Section 3. Article 3 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the National Electrical Code, is repealed and reenacted to read as follows:

ARTICLE 3

NATIONAL ELECTRICAL CODE

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

Section 10-3-2. Adoption of the currently adopted National Electrical Code by the State of Colorado. The City hereby determines to adopt the same version of the National Electrical

Code, sponsored by the National Fire Protection Association, Quincy, Massachusetts, as adopted by the State of Colorado, and the same is hereby adopted by reference as a primary code to have the same force and effect as though set forth in this Chapter in every particular.

Section 10-3-3. Copies on File. At least one certified copy of the currently adopted National Electrical Code by the State of Colorado, 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.

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.

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 "two (2) business days" 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 Chapter 11 of the Northglenn Municipal Code."

- (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 dwellings, site-built and modular/factory-built homes, duplexes, condominiums, and townhomes.

1) Not more than 1,000 sq. ft.	\$115.00
2) Over 1,001 sq. ft. and not more than 1,500 sq. ft.	\$172.50
3) Over 1,501 sq. ft. and not more than 2,000 sq. ft.	\$230.00
4) Per 100 sq. ft. in excess of 2000 sq. ft.	\$11.50

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) Projects under \$500 (including material and labor)	\$50.00
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2) Not more than \$2,000.00	\$115.00
3) \$2,001 and above	\$115.00 + \$11.50 per thousand or fraction thereof

Miscellaneous electrical fees:

1) Mobile/modular home and travel trailer parks, per space	\$115.00
2) Re-inspection fee for all of the above	\$57.50
3) Add fee for temporary heat release	\$50.00

(e) Article 80.19(f)(3) is hereby amended by the insertion of "two (2) business days" 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 "two (2) business days" 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:

Shall comply with the State of Colorado Electrical Board requirements.

(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.

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.

Section 10-3-7. Violations -- Penalty.

(a) 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.

(b) 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.

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.

Section 4. Article 4 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Plumbing Code, is repealed and reenacted to read as follows:

ARTICLE 4

INTERNATIONAL PLUMBING CODE

Section 10-4-1. Title. This ordinance shall be known and cited as the International Plumbing Code.

Section 10-4-2. Adoption of the International Plumbing Code. The International Plumbing Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 is adopted by reference as a primary code and amended as described in Section 10-4-5 below.

Section 10-4-3. Copies on File. At least one certified copy of the International Plumbing Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-4-4. Purpose. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating plumbing installations within the City.

Section 10-4-5. Amendments to the International Plumbing Code, 2024 Edition.

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 103 "Code Compliance Agency" is deleted in its entirety and hereby amended to read as follows:

The Building Department shall be appointed by the Chief Appointing Authority of the jurisdiction.

(c) Section 108.2 "Schedule of Permit Fees."

See IBC Amendment Section 108.2 "Schedule of Permit Fees."

(d) Section 108.4 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 108.4 Double Fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2 "Schedule of Permit Fees" of the City of Northglenn Building Code 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.

(e) Section 108.6 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Amendment Section 109.6 "Refunds."

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

IPC Section 113 "Board of Adjustment"

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 Chapter 11 of the Northglenn Municipal Code.

(g) Section 114.4 "Violation Penalties" is deleted in its entirety and hereby amended to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Plumbing Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Plumbing Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

3. Each and every day, on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

(h) Section 115 "Stop Work Order" is deleted in its entirety and hereby amended to read as follows:

Upon notice from the Code Official, work on any plumbing system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or posted in a conspicuous location on the property involved. The notice shall state

the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

(i) Section 305.4.1 "Sewer Depth" is amended by filling in both areas where indicated to read "36 inches (914mm)."

(j) Section 605.3 "Water Service Pipe" is hereby amended to read as follows:

Water service pipe between the water main and the meter pit, extending to a location 5 feet downstream from the meter pit, shall conform to the standards listed in Chapter 8 of the City of Northglenn's Public Right-of-Way Standards and Specifications. From a point 5 feet downstream from the meter pit, water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3. Water service pipe or tubing, installed underground and outside of the structure, shall have a working pressure rating of not less than 160 psi (1100 kPa) at 73.4°F (23°C). Where the water pressure exceeds 160 psi (1100 kPa), piping material shall have a working pressure not less than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at or before the full-open valve located at the entrance to the structure. Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104/A21.4. Table 605.3 "WATER SERVICE PIPE" shall be modified as follows:

Remove the following:

MATERIAL	STANDARD
Galvanized steel pipe	ASTM A53

(k) Section 701.2 "Connection to sewer required" is amended to read as follows:

Sanitary drainage piping from plumbing fixtures in buildings and sanitary drainage piping systems from premises, including *Graywater*, shall be connected to a public sewer.

(l) Section 904.1 "Required vent extension" is amended to read as follows:

All open vent pipes that extend through a roof shall be terminated at least 12 inches (305mm) above the roof, except 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.

(m) Section 1302 "On-Site Nonpotable Water Reuse Systems" is deleted in its entirety.

- (n) Chapter 14 “Subsurface Graywater Soil Absorption Systems” is deleted in its entirety and hereby amended to read as follows:

Graywater shall be discharged in the same manner as building sewage, as described in Section 701.2.

- (o) The following chapters of the appendix are herein adopted in their entirety:

Appendix B. Rates of Rainfall for Various Cities;

Appendix D. Degree Day and Design Temperatures; and

Appendix E. Sizing of Water Piping System.

Section 10-4-6. Application. The provisions of this article and the provisions of the International Plumbing Code and Appendices, 2024 Edition, adopted by reference shall apply to every non-residential 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.

Section 10-4-7. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Plumbing Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Plumbing Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-4-8. Conflicts. If the provisions of this code, as adopted in this Article, conflict with any other provisions of the 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.

Section 5. Article 5 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Fire Code, is repealed and reenacted to read as follows:

ARTICLE 5

INTERNATIONAL FIRE CODE

Section 10-5-1. Title. This ordinance shall be known and cited as the International Fire Code.

Section 10-5-2. Adoption of the International Fire Code. The International Fire Code, 2024 Edition, of the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, Illinois 60478, is adopted by reference as a primary code, including the following appendices: Appendix B, Fire-flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and Distribution; Appendix E, Hazard Categories; Appendix F, Hazard Ranking; Appendix G, Cryogenic Fluids--Weight and Volume Equivalents; and Appendix O, Valet Trash and Recycling

Collection in Group R-2 Occupancies, to have the same force and effect as though set forth in this chapter in every particular, as amended by Section 10-5-5 below.

Section 10-5-3. Copies on File. At least one certified copy of the International Fire Code, 2024 Edition as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-5-4. Purpose. The purpose of the Code is not to recreate 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.

(a) The purpose of this Chapter is to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises and to provide safety to fire fighters and emergency responders during emergency operations.

(b) Provisions in the appendices shall not apply unless specifically adopted.

Section 10-5-5. Amendments to the International Fire Code, 2024 Edition.

(a) Subsection 101.1, Title, in the 2024 International Fire Code® 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 102.5, Application of Residential Code, in the 2024 International Fire Code® is amended by the addition of an exception, to Item 1 only, to read as follows:

Exception: Dwelling unit automatic sprinkler systems, or portions thereof, installed in accordance with Section P2904 in the 2024 International Residential Code 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 105.6.2 of this Code.

(c) Subsection 102.7, Referenced Codes and Standards, in the 2024 International Fire Code® 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® adopted by the State of Colorado."

(d) Subsection 105.5.30(1), LP-gas, in the 2024 International Fire Code® is amended to read as follows:

105.5.30(1) An operational permit is required for: Storage and use of the LP-gas in capacities exceeding 125 gallons (474 L) water capacity.

(e) Subsection 105.5.51, Temporary membrane structures, special event structures and tents, in the 2024 International Fire Code® is amended to read as follows:

105.5.51 Temporary membrane structures, special event structures and tents. An operational permit is required to operate an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 400 square feet (37 m²).

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains, or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with the following:
 - (3.1) Individual tents shall have a maximum size of 700 square feet (65 m²).
 - (3.2) The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - (3.3) A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.
4. Temporary special event structures 700 square feet (65 m²) or less.

(f) A new Subsection 105.5.58, Valet trash collection, of the IFC is added to read as follows:

105.5.58 Valet trash collection. An operational permit is required to provide valet trash and/or recycling services.

(g) Subsection 105.6.7, Fire Alarm and Detection Systems and Related Equipment, in the 2024 International Fire Code® is amended to read as follows:

105.6.7 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.

(h) Subsection 105.6.16, LP-Gas, in the 2024 International Fire Code® is amended to read as follows:

105.6.16 LP-Gas. A construction permit is required for the installation or modification to an LP-gas system incorporating an individual container that exceeds a 125-gallon (474 L) water capacity. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(i) Subsection 105.6.21, Solar Photovoltaic Power Systems, in the 2024 International Fire Code® is amended by the addition of the following exception:

Exception: Photovoltaic power systems installed on detached, non-habitable Group U structures including, but not limited to, parking shade structures, carports, solar trellises, and similar structures shall not require the issuance of a construction permit by the District.

(j) Subsection 105.6.25, Temporary membrane structures and tents, in the 2024 International Fire Code® is amended to read as follows:

105.6.25 Temporary membrane structures and tents. A construction permit is required to erect an air-supported temporary membrane structure, a temporary special event structure or a tent having an area in excess of 400 square feet (37 m²).

Exceptions.

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains, or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with the following:
 - (3.1) Individual tents shall have a maximum size of 700 square feet (65 m²).
 - (3.2) The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - (3.3) A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.
4. Temporary special event structures of 700 square feet (65 m²) or less.

(k) A new Subsection 105.6.26, Explosion Control, in the 2024 International Fire Code® is added to read as follows:

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

(l) Subsection 106.1, Submittals, in the 2024 International Fire Code® is amended to read as follows:

106.1 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 105.6.1, 105.6.2, 105.6.3, 105.6.5, 105.6.6, 105.6.7, 105.6.8,

105.6.10, 105.6.11, 105.6.13, 105.6.20, 105.6.21, 105.6.22, 105.6.24 or 105.6.26. 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.

(m) A new Subsection 106.2.5, Fire Protection and Life Safety Analysis, in the 2024 International Fire Code® is added to read as follows:

106.2.5 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 50; Groups I-2 and I-3 occupancies; any building, structure, or facility utilizing a performance-based approach to design in accordance with Sections 104.2.3 or 104.2.4; 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.

(n) Subsections 108.2, 108.4, and 108.6 are amended by substituting the words "applicable governing authority" with "North Metro Fire Rescue District."

(o) Subsection 109.2.1, Inspection Requests, in the 2024 International Fire Code® 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 business days before such inspection is desired."

(p) Section 112, Means of Appeals, in the 2024 International Fire Code® is repealed in its entirety and re-enacted to read as follows:

Section 112, Appeals.

Section 112.1 Appeals procedure – general. Any person, firm, or corporation aggrieved by any application, interpretation, or order made by fire district personnel pursuant to any provision of this code or the standards adopted herein may appeal such decision, interpretation, or order to the fire chief. The decision of the fire chief shall be considered a final administrative decision.

Section 112.2 Appeals procedure – administrative decisions. Appeals of administrative decisions made by the fire chief relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Such appeals shall be in accordance with Chapter 11 of the Northglenn Municipal Code.

(q) Subsection 113.4, Violation Penalties, of 2024 International Fire Code® is amended to read as follows:

113.4, 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.

(r) Subsection 114.4, Failure to Comply, in the 2024 International Fire Code® is amended to read as follows:

114.4 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.

(s) Section 202, General Definitions, in the 2024 International Fire Code® 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.

(t) Subsection 4104.2, in the 2024 International Fire Code® is repealed in its entirety and reenacted to read as follows:

4104.2 Open-flame cooking devices. No gas-fired grills, charcoal grills, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure.

Exceptions:

1. One- and two-family dwellings, townhomes, and other structures built under the International Residential Code.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.
3. LP-gas burners having an LP-gas container with a water capacity not greater than 2.5 pounds [nominal 1 pound (0.454 kg) LP-gas capacity]. Two extra 1 pound LP-gas containers may be stored on the balcony.
4. Listed natural gas appliances shall be permitted on balconies when installed in accordance with the International Fuel Gas Code and supplied by the building's natural gas system.
5. Listed electric ranges, grills, or similar electrical apparatus shall be permitted.

(u) Subsection 304.1.1, in the 2024 IFC is amended to read as follows:

304.1.1 Valet trash. Valet trash collection shall only be permitted in R-2 occupancies equipped with an automatic fire sprinkler system installed in

accordance with IFC Section 903.3.1.1 or 903.3.1.2. Valet trash shall comply with the requirements of Appendix O as adopted.

(v) Subsection 311.5, Placards, in the 2024 International Fire Code® is deleted in its entirety.

(w) Subsection 504.3, Stairway Access to Roof, in the 2024 International Fire Code® 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 1023, the stairway to the roof shall be located within an exit enclosure. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where the roof is a vegetative roof, includes a landscaped roof area, or is used for other purposes, stairways shall be provided as required for such occupancy classification.

(x) Section 509.1, Identification, in the 2024 International Fire Code is amended by adding the following sentence: "Letters, numbers, and directional arrows shall be white text on a red background."

(y) A new Section 509.1.2, Fire Protection Equipment Identification, in the 2024 International Fire Code is added to read as follows:

509.1.2 Fire protection equipment identification. Access to the fire sprinkler valve riser room and/or fire alarm control panel (FACP) shall be identified on the outside of the building with a minimum of 4" high letters or numbers with a 1/2" width stroke. Interior doors that access fire sprinkler valve rooms and/or FACP's shall utilize a minimum of 2" high letters with a 1/4" stroke width.

(z) A new Section 511, Fire Protection in Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots, in the 2024 International Fire Code® 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.

(aa) Subsection 903.2.6, Group I, in the 2024 International Fire Code® is amended by the addition of Exception 4:

Exception 4: An automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be provided throughout all Group I-1 facilities that meet the federal Fair Housing Act definition of senior housing or housing for older persons.

(bb) Exception 1 to Section 903.2.6 Group I in the 2024 International Fire Code® is amended to read as follows:

Exception 1: An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 Condition 1 facilities that do not meet the federal Fair Housing Act definition of senior housing or housing for older persons.

(cc) Subsection 903.2.8, in the 2024 International Fire Code is amended with the addition of the following sentence:

Residential fire sprinkler systems in one- and two-family dwellings and townhomes built under the 2024 IRC shall be provided in accordance with the 2024 IRC, as locally amended and adopted by the City of Northglenn.

(dd) A new subsection to 903.2.8, Group R, in the 2024 International Fire Code® is added to read as follows:

903.2.8.4 Group R-2. 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.

(ee) Subsection 903.2.11.1.3, Basements, in the 2024 International Fire Code® is amended to read as follows:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

(ff) Subsection 903.3.1.2.1, Balconies and decks, is amended to read as follows:

903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios including all closets and usable storage spaces located thereon and accessed therefrom where either of the following conditions exist:

1. The building is of Type V construction, provided that there is a roof or deck above.
2. Exterior balconies, decks, and ground floor patios of dwelling units and sleeping units are constructed in accordance with Section 705.2.3.1, Exception 3 of the International Building Code.
3. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inch (152 mm)

below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

(gg) Subsection 905.2, Installation Standard, in the 2024 International Fire Code® is amended to read as follows:

905.2 Installation Standard. Standpipe systems shall be installed in accordance with this Section and NFPA 14. Fire department connections for standpipe systems shall be in accordance with Section 912. Fire hose is not required for any class of standpipe system.

(hh) Subsection 907.4.2.4, Signs, in the 2024 International Fire Code® is amended to read as follows:

907.4.2.4 Signs. Where fire alarm systems are not monitored by a supervising station, an approved permanent sign shall be installed adjacent to each manual fire alarm box that reads: WHEN ALARM SOUNDS -- DIAL 9-1-1.

(ii) Subsection 907.5.2.1.1, Average Sound Pressure, in the 2024 International Fire Code® is amended by adding the following sentence:

"The minimum sound pressure levels shall be: 75 dBA in occupancies in Groups R and I; 90 dBA in mechanical equipment rooms; and 60 dBA in other occupancies."

(jj) Subsection 912.1, Installation, in the 2024 International Fire Code® 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 912.7. Unless the incorporation of the large diameter Storz-style connections is specifically approved by the Fire District, 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. For fire department connections employing Storz-style connections, additional Storz connections shall only be required for manual systems with calculated hydraulic demands exceeding 750 gpm. In such situations, one Storz connection shall be provided for each 750 gpm of system demand, or major fraction thereof over 750 gpm.

(kk) 1010.2.4(3)(3.2), Locks and Latches, in the 2024 International Fire Code® is amended to read as follows.

3.2 The locking device is readily distinguished as locked by the incorporation of a visual indicator (e.g., "locked," "closed," or other wording approved by the code official) on the egress side of the door.

(ll) The Exception to Section 1011.12, Stairway to Roof in the 2024 International Fire Code is deleted in its entirety.

(mm) The Exception to Section 1011.12.2, Roof Access in the 2024 International Fire Code is deleted in its entirety.

(nn) Subsection 1101.1, Scope, in the 2024 International Fire Code® is amended to read as follows:

1101.1 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.

(oo) Subsection 3105.2, Approval, in the 2024 International Fire Code is amended to read as follows:

3105.2 Approval. Temporary special event structures required to have a permit, as set forth in Sections 105.5 and 105.6, in excess of 700 square feet (65 m²) shall not be erected, operated or maintained for any purpose without first obtaining approval and a permit from the fire code official.F

(pp) Subsection 3108.8, Clearance, of the 2024 International Fire Code is deleted in its entirety.

(qq) Subsection 3401.1, Scope, in the 2024 International Fire Code® is amended to read as follows:

3401.1 Scope. Tire rebuilding plants, tire storage in excess of 6 feet (1829 mm) in height or in excess of 1000 square feet (93 m²) in area and tire byproduct facilities shall comply with this chapter, other applicable requirements of this code and NFPA 13. Tire storage in buildings shall also comply with Chapter 32.

(rr) Section 5601.1.3, Fireworks, in the 2024 International Fire Code® is amended by deleting Exception 4.

(ss) Subsection 5704.2.9.6.1, Locations Where Above-Ground Tanks are Prohibited, in the 2024 International Fire Code® is amended to read as follows:

5704.2.9.6.1 Locations Where Above-Ground Tanks are allowed. Storage of Class I and II liquids in aboveground tanks outside of buildings is allowed when such storage complies with Sections 5704.2.9.6.1 through 5704.2.9.6.3.

(tt) Subsection 5706.2.4.4, Locations Where Above-Ground Tanks are Prohibited, in the 2024 International Fire Code® is deleted in its entirety.

(uu) Subsection 6104.2, Maximum Capacity within Established Limits, in the 2024 International Fire Code® retaining the exception as printed, is amended to read as follows:

6104.2 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).

(vv) The NFPA standards in Chapter 80, Referenced Standards, in the 2024 International Fire Code® are retained except as modified in the following table:

<i>Standard reference number:</i>	<i>Change to:</i>
11-21	11-24
12-22	12-25
12A-22	12A-25
13-22	13-25
13D-22	13D-25
13R-22	13R-25
14-22	14-24
17-21	17-24
17A-21	17A-24
20-22	20-25
24-22	24-25
31-20	31-24
33-21	33-24
34-21	34-24
35-21	35-26
40-22	40-25
52-22	52-26
58-23	58-24
59A-22	59A-23
69-23	69-24
72-22	72-25
76-20	76-24
80-22	80-25
92-21	92-24
105-22	105-25
110-22	110-25
111-22	111-25
170-21	170-24
204-21	204-24
260-23	260-24
286-23	286-24
303-21	303-26
318-22	318-25
326-20	326-25
400-22	400-25
410-20	410-25
505-23	505-24

655-19	655-17
770-21	770-26
780-23	780-26
853-20	853-25
855-20	855-23
1122-28	1122-26
1123-22	1123-26
1124-06	1124-26
1125-22	1125-26
2001-22	2001-25
2010-20	2010-25

(ww) Subsection O101.1, Scope, is amended to read as follows:

O101.1 Scope. Valet trash collection in Group R-2 occupancies shall comply with this appendix and shall only be permitted when the R-2 occupancy is equipped with an automatic fire sprinkler system installed in accordance with IFC Section 903.3.1.1 or 903.3.1.2.

Section 10-5-6. Application. The provisions of this Article and the provisions of the International Fire Code and Appendices 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.

Section 10-5-7. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Fire Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance, and any violation of any of the provisions of the International Fire Code, 2024 edition, as adopted, shall upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-5-8. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the 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.

Section 6. Article 6 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Mechanical Code, is repealed and reenacted to read as follows:

ARTICLE 6

INTERNATIONAL MECHANICAL CODE

Section 10-6-1. Title. This ordinance shall be known and cited as the International Mechanical Code ordinance.

Section 10-6-2. Adoption of the International Mechanical Code. The International Mechanical Code, 2024 Edition of the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, is adopted by reference as a primary code and amended as described in Section 10-6-5 below.

Section 10-6-3. Copies on File. At least one certified copy of the International Mechanical Code, 2024 Edition, as adopted is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-6-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating mechanical installations within the City.

Section 10-6-5. Amendments to the International Mechanical Code, 2024 Edition.

(a) Section 101.1 "Title" is deleted in its entirety and hereby amended to read as follows:

These regulations shall be known as the International Mechanical Code of the City of Northglenn, hereinafter referred to as "This Code."

(b) Section 103.2 "Appointment" is deleted in its entirety and hereby amended to read as follows:

The Building Official shall be appointed by the Chief Appointing Authority of the jurisdiction.

(c) Section 105.1 "Where required" is deleted in its entirety and hereby amended to read as follows:

Any owner, authorized agent or contractor who desires to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any mechanical system, the installation of which is regulated by this Code, or to cause any such work to be done, shall first make application to the Code Official and obtain the required permit for the work.

Exception 1: Where equipment and appliance replacements or repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department of mechanical inspection.

Exception 2: Separate mechanical permits shall not be required where mechanical work is included within a general permit for a building or structure.

(d) Section 108.2 "Schedule of Permit Fees" is deleted in its entirety and hereby amended to read as follows:

See IBC Amendment Section 109.2.

(e) Section 108.4 "Work commencing before permit issuance" is deleted in its entirety and hereby amended to read as follows:

108.4 Double fee: Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in section 109.2 "Schedule of Permit Fees" of the City of Northglenn Building Code 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.

(f) Section 108.6 "Refunds" is deleted in its entirety and hereby amended to read as follows:

See IBC Amendment Section 109.6 "Refunds."

(g) Section 113 "Board of Appeals" is deleted in its entirety and hereby amended to read as follows:

IMC Section 113 "Board of Adjustment."

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 Chapter 11 of the Northglenn Municipal Code.

(h) Section 114.4 "Violation penalties" is deleted in its entirety and hereby amended to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Mechanical Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Mechanical Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code.

3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

(i) Section 115 "Stop work order" is deleted in its entirety and hereby amended to read as follows:

Upon notice from the Code Official, work on any mechanical system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or if no such person can be contacted at the property, posted in a conspicuous location

on the property involved. The notice shall cite the specific code section violated and shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code.

Section 10-6-6. Application. The provisions of this article and the provisions of the International Mechanical Code and Appendices, 2024 Edition, 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.

Section 10-6-7. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Mechanical Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Mechanical Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-6-8. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the 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.

Section 7. Article 7 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Fuel Gas Code, is repealed and reenacted to read as follows:

ARTICLE 7

INTERNATIONAL FUEL GAS CODE

Section 10-7-1. Title. This ordinance shall be known and cited as the International Fuel Gas Code ordinance.

Section 10-7-2. Adoption of the International Fuel Gas Code. The International Fuel Gas Code, 2024 Edition of the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, is adopted by reference as a primary code and amended as described in Section 10-7-5 below.

Section 10-7-3. Copies on File. At least one certified copy of the International Fuel Gas Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-7-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating fuel gas installations within the City.

Section 10-7-5. Amendments to the International Fuel Gas Code, 2024 Edition.

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 105.1 "Where required" is hereby amended to add the following exception:

Exemption 1: Where appliance and equipment replacements and repairs are required to be performed in an emergency situation, the permit application shall be submitted within the next working business day of the Department of Inspection.

Exception 2: Separate fuel gas permits shall not be required where fuel gas work is included within a general permit for a building or structure.

(c) Section 108.2 "Schedule of Permit Fees."

See IBC Amendment Section 109.2. "Schedule of Permit Fees."

(d) Section 108.4 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 108.4 Double Fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in section 109.2 "Schedule of Permit Fees" of the City of Northglenn Building Code 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.

(e) Section 108.6 "Refunds" is amended by deleting the section in its entirety and hereby amended to read as follows:

See IBC Section Amendment 109.6. "Refunds"

(f) Section 112 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 112 "Board of Adjustment."

112.1 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 Chapter 11 of the Northglenn Municipal Code.

(g) Section 113.4 "Violation Penalties" is deleted in its entirety and hereby amended to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Fuel Gas Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Fuel Gas Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

(h) Section 114 "Stop Work Order" is deleted in its entirety and hereby amended to read as follows:

Upon notice from the Code Official, work on any fuel gas system that is being done contrary to the provisions of this Code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work, or posted in a conspicuous location on the property involved. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

(i) Section 406.4.1. "Test Pressure" is amended by changing 3 PSIG to 10 PSIG.

Section 10-7-6. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Fuel Gas Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Fuel Gas Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-7-7. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the 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.

Section 8. Article 8 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Residential Code, is repealed and reenacted to read as follows:

ARTICLE 8

INTERNATIONAL RESIDENTIAL CODE

Section 10-8-1. Title. This ordinance shall be known and cited as the International Residential Code.

Section 10-8-2. Adoption of the International Residential Code. The International Residential Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, is adopted by reference as a primary code and amended as described in Section 10-8-5 below.

Section 10-8-3. Copies on File. At least one certified copy of the International Residential Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-8-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating the design, construction and use of all detached one and two-family dwellings and single family townhouses not more than 3 stories above grade, and existing buildings undergoing repair, alteration or additions within the City of Northglenn.

Section 10-8-5. Amendments to the International Residential Code, 2024 Edition.

(a) Section R101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section R104.2.3.1 "Flood hazard areas." Building Official is amended to the term "City of Northglenn."

(c) Section R105.2 "Work exempt from permit."

1. Delete Section 105.2, Buildings, Exception 1 in its entirety and amend to read: 105.2, Exception 1: Other than storm shelters; Detached accessory structures, as defined in Chapter 11 of the Northglenn Municipal Code, provided that the floor area does not exceed 200 square feet (18.58 m2).

2. Delete Section 105.2, Buildings, Exception 2 in its entirety.

(d) Section R108.2 "Schedule of permit fees."

See IBC Section 109.2 "Schedule of permit fees."

(e) Section R108.5 "Refunds."

See IBC Section 109.6 "Refunds."

(f) Section R108.6 "Work commencing before permit issuance" is hereby amended to read as follows:

Section 108.6 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this code prior to obtaining said permit, the fees specified in section 109.2 "Schedule of permit fees" of the City of Northglenn Building Code 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.

(g) Section R112 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section R112 "Board of Adjustment."

R112.1 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 Chapter 11 of the Northglenn Municipal Code.

(h) Section R114.2 "Issuance" is hereby amended to read as follows:

The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent or to the person doing the work or posted in a conspicuous location on the property involved. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which work will be permitted to resume.

(i) Section R202 "Definitions" is amended by the 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 R312 and R313 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.

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

TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load O	Wind Design				Seismic Design Category F	Subject To Damage From			Ice Barrier Underlay ment Required H	Flood Hazards G	Air Freezing Index I	Mean Annual Temp J
	Speed D (Mph)	Topographic Effects K	Special Wind Region L	Wind-Borne Debris Zone M		Weathering A	Frost Line Depth B	Termite C				
30	130	No	B	No	B	Severe	36"	Slight To Moderate	No	12/2/2024	1500	45° F
MANUAL J DESIGN CRITERIA N												
Elevation			Altitude Correction Factor E	Coincidence Wet Bulb	Indoor Winter Design Relative Humidity	Indoor Winter Design Dry-Bulb Temperature			Outdoor Winter Design Dry-Bulb Temperature		Heating Temperature Difference	
5377			0.84	59° F	64° F	72° F			6° F		69° F	
Latitude			Daily Range	Indoor Summer Design Relative Humidity	Indoor Summer Design Relative Humidity	Indoor Summer Design Dry-Bulb Temperature			Outdoor Summer Design Dry-Bulb Temperature		Cooling Temperature Difference	
39.8962°			High (H)	50° F	30° F	75° F			91° F		16° F	

(k) Section R319.4.2 "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.

(l) 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 a State of Colorado registered design professional is required for setback verification on all new occupancies.

(m) Chapter 11 [RE] ENERGY EFFICIENCY is hereby deleted in its entirety and all provisions for energy efficiency shall comply with the currently adopted Metro Cohort Model Code, Residential Provisions, because the language of this chapter is duplicated therein.

(n) Section G2417.4.1 (406.4.1) "Test pressure" is amended by the addition of "10 PSIG."

(o) Section P2601.2 "Connections to drainage system" shall be amended to read as follows:

Plumbing fixtures, drains, appurtenances and appliances used to receive or discharge liquid wastes or sewage shall be directly connected to the sanitary drainage system of the building or premises, in accordance with the requirements of this code. This section shall not be construed to prevent indirect waste connections where required by code.

(p) Section P2603.5.1 "Sewer depth" is amended to read as follows:

Building sewers shall be not less than 36 inches (914 mm) below grade.

(q) Section P2906.4 "Water service pipe" is amended to read as follows:

Water service pipe between the water main and the meter pit, extending to a location 5 feet downstream from the meter pit, shall conform to the standards listed in Chapter 8 of the City of Northglenn's Public Right-of-Way Standards and Specifications. From a point 5 feet downstream from the meter pit, water service pipe shall conform to NSF 61 and shall conform to one of the standards listed in Table P2906.4. Water service pipe or tubing, installed underground and outside of the structure, shall have a working pressure rating of not less than 160 psi (1100 kPa) at 73.4°F (23°C). Where the water pressure exceeds 160 psi (1100 kPa), piping material shall have a working pressure not less than the highest available pressure. Water service piping materials not third-party certified for water distribution shall terminate at or before the full-open valve located at the entrance to the structure.

Ductile iron water service piping shall be cement mortar lined in accordance with AWWA C104/A21.4.

- (r) Table P2906.4 “WATER SERVICE PIPE” shall be modified as follows:

Remove the following:

MATERIAL	STANDARD
Galvanized steel pipe	ASTM A53

- (s) Section P2911.1 “On-site Nonpotable Water Reuse Systems” is deleted in its entirety.

- (t) Section P3009 “Graywater Soil Absorption Systems” is deleted in its entirety and hereby amended to read as follows:

Graywater shall be discharged in the same manner as building sewage, as described in Section P2601.2.

Section 10-8-6. International Residential Code Appendices. The following chapters of the appendices are herein adopted in their entirety:

- (a) Appendix BE - Radon Control Methods;
- (b) Appendix BF - Patio Covers;
- (c) Appendix BG - Sound Transmission;
- (d) Appendix BH - Automatic Vehicular Gates;
- (e) Appendix BB - Tiny Houses;
- (f) Appending BI - Light Straw Clay Construction; and
- (g) Appendix BJ - Strawbale Construction.

Section 10-8-7. Application. The provisions of this article and the provisions of the International Residential Code, 2024 Edition, and appendices adopted by reference shall apply to every residential 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.

Section 10-8-8. Violations--Penalty.

- (a) It shall be unlawful for any person to violate any of the provisions of the International Residential Code, 2024 Edition, as adopted, or the provisions of this ordinance.

- (b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Residential Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code.

Section 10-8-9. Conflicts. If the provisions of this article conflict with any other provisions of the 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.

Section 9. Article 11 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Energy Conservation Code, is repealed and reenacted to read as follows:

ARTICLE 11

ENERGY CONSERVATION CODE

Section 10-11-1. Title. This ordinance shall be known and cited as the Energy Conservation Code.

Section 10-11-2. Adoption of the Energy Conservation Code. The Metro Cohort Model Code (MCMC), as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 is hereby adopted by reference subject to the additions, amendments, and appendices set forth below in Section 10-11-6. The Code includes appendices CB, CG, CH and CI and RB, RE, RJ and RK, as amended in the MCMC. The subject matter of the Energy Code includes the design of energy-efficient and high-performance buildings and related energy uses including mechanical, lighting, power systems, and electric vehicle infrastructure for the purpose of protecting the public health, safety and welfare. The 2024 Energy Code, as amended in this Article, shall apply to all property within the City of Northglenn.

Section 10-11-3. Copies on File. At least one certified copy of the Metro Cohort Model Code, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-11-4. Purpose. The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating energy efficient buildings and structures.

Section 10-11-5. Application. The provisions of this Article and the provisions of the Metro Cohort Model 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.

Section 10-11-6. Amendments to the Metro Cohort Model Code.

(a) Section C101.1 Title is retained in its entirety with the following amendments:

C101.1 Title. This code shall be known as the Energy Conservation Code of the City of Northglenn and shall be cited as such. It is referred to herein as "this code."

(b) Section C106.2 "Schedule of Permit Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

(c) Section C106.4 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section C106.4 Double Fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2" Schedule of Permit Fees" of the City of Northglenn Building Code 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.

(d) Section C106.6 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6. "Refunds."

(e) Section C110.2 "Stop Work Order" is hereby amended to read as follows:

C110.2 Issuance. The stop work order shall be in writing and shall be given to the owner. If no such person can be contacted at the property, it shall be posted in a conspicuous location on the property involved. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall cite the specific code section violated, state the reason for the order, and state the conditions under which the cited work will be permitted to resume.

(f) Section C1109 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IECC Section C109 "Board of Adjustment"

C109.1 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 Chapter 11 of the Northglenn Municipal Code.

(g) Section R101.1 "Title" is retained in its entirety with the following amendments:

R101.1 Title. This code shall be known as the Energy Conservation Code of the City of Northglenn and shall be cited as such. It is referred to herein as "this code."

(h) Section R105.2 Information on construction documents, is amended by modifying item 6 and adding items 10, 11, and 12 as follows:

6. Mechanical and service water heating systems and equipment types, sizes, fuel source, and efficiencies.

10. Details of additional electric infrastructure, including branch circuits, conduit, or pre-wiring, and panel capacity in compliance with the provisions of this code.

11. Location of pathways for routing of raceways or cable from the solar ready zone to the electrical service panel.

12. Location of designated EVSE spaces, EVSE Universal spaces, EV-Ready spaces, and EV-Capable spaces in parking facilities, as applicable.

- (i) Section R106.2 "Schedule of Permit Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

- (j) Section R106.4 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section R106.4 Double Fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2 "Schedule of Permit Fees" of the City of Northglenn Building Code 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.

- (k) Section R106.6 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6. "Refunds"

- (l) Section R110 "Stop Work Order" is hereby amended to read as follows:

Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. If no such person can be contacted at the property, it shall be posted in a conspicuous location on the property involved. Upon issuance of the stop work order, the cited work shall immediately cease. The stop work order shall cite the specific code section violated, state the reason for the order, and state the conditions under which the cited work will be permitted to resume.

- (m) Section R109 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IECC Section R109 "Board of Adjustment"

R109.1 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 Chapter 11 of the Northglenn Municipal Code.

Section 10-11-7. Violations--Penalty.

- (a) It shall be unlawful for any person to violate any of the provisions of the Energy Conservation Code, 2024 Edition, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the Energy Conservation Code, 2024 Edition, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-11-8. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the 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.

Section 10. Article 16 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Property Maintenance Code, is repealed and reenacted to read as follows:

ARTICLE 16

INTERNATIONAL PROPERTY MAINTENANCE CODE

Section 10-16-1. Title. This ordinance shall be known and cited as the International Property Maintenance Code.

Section 10-16-2. Adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, 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, as amended by Section 10-16-5 below.

Section 10-16-3. Copies on File. At least one certified copy of the International Property Maintenance Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-16-4. 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.

Section 10-16-5. Amendments to the International Property Maintenance Code, 2024 Edition. The following sections are hereby amended:

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 101.3 "Purpose" is amended and adopted to read as follows:

This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and changes in occupancy in existing buildings shall comply with the 2024 International Existing Building Code.

- (c) Section 104 "Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

- (d) Section 106 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 106 "Board of Adjustment."

106.1 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 Chapter 11 of the Northglenn Municipal Code.

- (e) Section 107.4 "Violation Penalties" is amended and adopted to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Property Maintenance Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Property Maintenance Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

- (f) Section 302.4 "Weeds" is deleted in its entirety.

- (g) Section 304.14 "Insect Screens" is amended and adopted to read as follows:

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every swinging screened door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

- (h) Section 602.3 "Heat Supply" is amended and adopted to read as follows:

Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guestrooms on terms, either expressed or implied, is required to furnish heat to the occupants thereof and shall supply heat to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exception: When the outdoor temperature is below the winter outdoor design temperature for the City, maintenance of the minimum room temperature shall not be required, provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

- (i) Section 604.2 "Service" is amended and adopted to read as follows:

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code. Dwelling units shall be served by a three-wire, 120/240 volt, and single phase electrical service having a rating of not less than 60 amperes.

Section 10-16-6. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Property Maintenance Code, 2024 Edition, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Property Maintenance Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-16-7. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the 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.

Section 11. Article 17 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Existing Building Code, is repealed and reenacted to read as follows:

ARTICLE 17

INTERNATIONAL EXISTING BUILDING CODE

Section 10-17-1. Title. This ordinance shall be known and cited as the International Existing Building Code.

Section 10-17-2. Adoption of the International Existing Building Code. The International Existing Building Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, 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, as amended by Section 10-17-5 below.

Section 10-17-3. Copies on File. At least one certified copy of the International Existing Building Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-17-4. 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.

Section 10-17-5. Amendments to the International Existing Building Code, 2024 Edition.
The following sections are hereby amended:

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 107.3 "Temporary service utilities" is hereby amended to read as follows:

The Building Official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate of completion shall comply with the requirements specified for temporary lighting, heat and power in the 2020 NEC (or currently adopted code).

The code official is authorized to give permission to temporarily supply service utilities in accordance with Section 111.

(c) Section 108.2 "Schedule of permit fees."

See IBC Section 109.2 "Schedule of permit fees."

(d) Section 108.4 "Work commencing before permit issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 108.4 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this code prior to obtaining said permit, the fees specified in Section 109.2 "Schedule of permit fees" of the City of Northglenn Building Code 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.

(e) Section 108.6 "Refunds" is amended by deleting the section in its entirety and hereby amended to read as follows:

See IBC Section 109.6 "Refunds."

(f) Section 112 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 112 "Means of Appeals."

112.1 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 Chapter 11 of the Northglenn Municipal Code.

(g) Section 113.4 "Violation penalties" is deleted in its entirety and hereby amended to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Existing Building Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Existing Building Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code.

3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

(h) Section 114.2 "Issuance" is deleted in its entirety and hereby amended to read as follows:

The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work or posted in a conspicuous location on the property involved. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

(i) Section 1302.1 "Applicability" is hereby amended to read as follows:

Structures existing prior to the date of adoption, in which there is work involving additions, alterations, or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 6 through 10. The provisions of Sections 1302.1.1 through 1302.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in groups A, B, E, F, I-2 M, R, and S. These provisions shall not apply to buildings with occupancies in group H or I-1, I-3 or I-4.

Section 10-17-6. Application. The provisions of this article and the provisions of the International Existing Building Code, 2024 Edition, 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.

Section 10-17-7. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Existing Building Code, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Existing Building Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-17-8. 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.

Section 12. Article 21 of Chapter 10 of the Northglenn Municipal Code, adopting by reference the International Swimming Pool and Spa Code, is repealed and reenacted to read as follows:

ARTICLE 21

INTERNATIONAL SWIMMING POOL AND SPA CODE

Section 10-21-1. Title. This ordinance shall be known and cited as the International Swimming Pool and Spa Code.

Section 10-21-2. Adoption of the International Swimming Pool and Spa Code. The International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, 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.

Section 10-21-3. Copies on File. At least one certified copy of the International Swimming Pool and Spa Code, 2024 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-21-4. 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.

Section 10-21-5. Amendments to the International Swimming Pool and Spa Code, 2024 Edition. The following sections are hereby amended:

(a) Section 101.1 "Title" is amended by the addition of the term "City of Northglenn" where indicated.

(b) Section 101.3 "Purpose" Is amended and adopted to read as follows:

This Code shall be construed to secure its expressed intent, which is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Repairs, alterations, additions to and changes to pool and spas shall comply with the 2024 International Pool and Spa Code.

(c) Section 109.2 "Schedule of Permit Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

(d) Section 112 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 112 "Board of Adjustment."

112.1 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 Chapter 11 of the Northglenn Municipal Code.

(e) Section 113.4 "Violation Penalties" is amended and adopted to read as follows:

1. It shall be unlawful for any person to violate any of the provisions of the International Pool and Spa Code, 2024 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Pool and Spa Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

3. Each and every day on which any violation of the ordinances of the City, or the rules and regulations adopted pursuant to such ordinances, is committed, exists or continues shall be deemed a separate offense.

Section 10-21-6. Violations--Penalty.

(a) It shall be unlawful for any person to violate any of the provisions of the International Swimming Pool and Spa Code, as adopted, or the provisions of this ordinance.

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Swimming Pool and Spa Code, 2024 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-21-7. 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.

Section 13. The effective date of this ordinance shall be 90 days after adoption.

INTRODUCED, READ AND ORDERED POSTED this 8th day of June, 2026.


MEREDITH LEIGHTY
Mayor

ATTEST:



JOHANNA SMALL, MMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____,
2026.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, MMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney