



PLANNING AND DEVELOPMENT DEPARTMENT MEMORANDUM
#42-2020

DATE: October 26, 2020

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning and Development 
Dan Wester, Chief Building Official (SAFEbuilt)

SUBJECT: CB-1953 – 2018 International Building Codes, 2017 National Electric Code, and 1997 Uniform Building Code for Abatement of Dangerous Buildings

PURPOSE

To consider CB-1953, an ordinance on second reading, repealing and reenacting articles 2, 3, 4, 5, 6, 7, 8, 11, 16, and 17 of Chapter 10 of the Northglenn Municipal Code, amending Article 15 of Chapter 10, and adding a new Article 21 to the code, adopting by reference the 2018 International Building Codes, the 2017 National Electric Code and the 1997 Uniform Building Code for Abatement of Dangerous Buildings.

BACKGROUND

The City adopted the 2009 International Building Codes, as amended, in 2011. The adoption of the 2018 International Building Codes includes the following:

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

Additionally, the following codes will be re-adopted and amended:

- Uniform Building Code for Abatement of Dangerous Buildings (1997)
- The National Electric Code (2017)

CB-1953 reflects specific amendments to these individual codes. Most of them are being carried over from the 2009 IBCs. North Metro Fire Rescue District has provided amendments that are reflected in the ordinance as well. The most notable changes between the 2009 and 2018 IBCs are in the Energy Conservation Code. The 2018 version should enhance energy efficiency performance by 20% to 30%, based on the type of construction and occupancy classifications.

Through a separate process, staff and the Sustainability Committee will develop recommendations for Green Building Code Amendments to be considered by Council for adoption at a future date.

STAFF RECOMMENDATION

Staff recommends approval of CB-1953 on second reading.

BUDGET/TIME IMPLICATIONS

There are no financial impacts to the City. The adoption of codes by reference is governed by State statute, which include the publication of additional notices prior to a public hearing.

STAFF REFERENCE

If Council members have any questions, they may contact Director of Planning and Development Brook Svoboda at 303.450.8937 or bsvoboda@northglenn.org.

CB-1953 – 2018 International Building Codes, 2017 National Electrical Code and the 1997
Uniform Building Code for Abatement of Dangerous Buildings

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1953
Series of 2020

Series of 2020

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLES 2, 3, 4, 5, 6, 7, 8, 11, 16 AND 17 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE, AMENDING ARTICLE 15 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE, AND ADDING NEW ARTICLE 21 OF THE NORTHGLENN MUNICIPAL CODE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2018 EDITION, THE NATIONAL ELECTRICAL CODE, 2017 EDITION, THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, THE INTERNATIONAL FIRE CODE, 2018 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, AND AMENDING THE UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION

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

Section 1. 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, 2018 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, 2018 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, 2018 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 104.10.1 "Flood hazard areas." Building Official is amended to the term "City of Northglenn".

(d) 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.

(e) Section 108.3 "Temporary power" 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.

(f) 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 \$3.65 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.

(g) 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.

(h) 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.

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

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 Municipal Code.

(j) 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.

(k) Section 903.2.8.1 Group R3 Automatic Sprinkler Systems is deleted in its entirety.

(l) Section 1612.3 is hereby amended to read as follows:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in the engineering report entitled the Flood Insurance Study for Adams County, Colorado and Incorporated Areas, dated January 20, 2016, 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"

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, 2018 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, 2018 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 2. 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)	1,001 sq. ft. and not more than 1,500 sq. ft.	\$ 172.50
3)	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
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 3. 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 ordinance.

Section 10-4-2. Adoption of the International Plumbing Code. The International Plumbing Code, 2018 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, 2018 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, 2018 Edition.

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

(b) Section 106.1 is hereby amended by adding an exception.

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

(c) Section 106.6.1 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 106.6.1 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 106.6.2 "Fee Schedule."

See IBC Section 109.2 "Schedule of Permit Fees"

(e) Section 106.6.3 "Fee Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6 "Refunds"

(f) Section 108.4 "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, 2018 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, 2018 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.

(g) Section 108.5 "Stop Work Orders" 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.

(h) Section 109 "Means of Appeal" is amended by deleting the section in its entirety and replacing it with the following:

IPC Section 109 "Board of Adjustment"

109.1 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

(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:

Reference: Chapter 16 of the City of Northglenn's Public Right-of-Way Standards and Specifications for allowable materials for water service pipe.

(k) 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.

(l) 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

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, 2018 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, 2018 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, 2018 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 4. 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, 2018 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, 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; and Appendix G, Cryogenic Fluids—Weight and Volume Equivalents, 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, 2018 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, 2018 Edition.

(a) Subsection 101.1, Title, in the *2018 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 *2018 International Fire Code*® is amended by the addition of an exception, to Item 1 only, to read as follows:

Exception: Dwelling unit fire sprinkler systems, or portions thereof, installed in accordance with Section P2904 in the *2018 International Fire 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 105.7.1 of this Code.

(c) Subsection 102.7, Referenced Codes and Standards, in the *2018 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) Section 103.2, Appointment, is deleted in its entirety and is amended as follows:

The Fire Code Official shall be appointed by the chief appointing authority of the jurisdiction.

(e) Subsection 105.4.1, Submittals, in the *2018 International Fire Code*® is amended to read as follows:

105.4.1 Submittals. Construction documents shall be submitted in one or more sets and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit required by Sections 105.7.1, 105.7.4, 105.7.7, 105.7.8, 105.7.10, 105.7.11, 105.7.13, 105.7.20, 105.7.21, 105.7.24, or 105.7.26 (105.7.26 see h). 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.

(f) A new Subsection 105.4.7, Fire Protection and Life Safety Analysis, in the *2018 International Fire Code*® is added to read as follows:

105.4.7 Fire Protection and Life Safety Analysis. The Fire Code Official may require the owner or agent to provide, without charge to the jurisdiction, a fire protection and life safety analysis prior to submitting construction drawings for high-rise buildings; covered mall buildings; buildings containing atriums connecting more than two stories; buildings containing high-piled combustible storage; Group A occupancies with an occupant load of 300 or more; Group H occupancies requiring a hazardous materials management plan and/or a hazardous materials inventory statement in accordance with Chapter 27; Groups I-2 and I-3 occupancies; any building, structure, or facility utilizing a performance-based approach to design in accordance with Sections 104.8 or 104.9; and other structures or facilities as required by the Fire Code Official. A fire protection and life safety analysis shall provide a description of the fire protection and life safety systems design for the proposed building and/or facility. This description shall include the basic concepts used for suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems; as well as the coordination of those systems. Upon completion of the project, a copy of the approved documentation shall be maintained at the site and by the Fire Code Official until demolition of the building and/or facility. The fire protection and life safety analysis shall:

- (1) Be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the Fire Code Official;
- (2) Bear the seal of a registered design professional;
- (3) Include a preliminary plan of the building, facility, or structure, drawn to scale upon suitable material;
- (4) Provide an analysis of fire protection water supplies for the building, facility, or structure, in accordance with Section 507;

(5) Explain the intended use of the building, facility, or structure, or the applicable portions thereof, including special processes, the materials within the building, and the maximum height of any storage;

(6) Describe all active and passive fire protection features of a specific facility, including, but not limited to, the basic concepts used for fire suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems, as well as the coordination and integration of those systems with one another; and

(7) Analyze the design, operation, use, coordination, and interaction of the fire-protection and life-safety systems.

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

The Fire Code Official shall specify the required organization, content categories, and format of the fire protection and life safety analysis.

(g) Subsection 105.6.27(1), LP-gas, in the *2018 International Fire Code*® is amended to read as follows:

105.6.27(1) An operational permit is required for: Storage and use of the LP-gas in capacities exceeding 125 gallons (474 L) water capacity.

(h) Subsection 105.6.47, Temporary membrane structures and tents, in the *2018 International Fire Code*® is amended to read as follows:

105.6.47 Temporary membrane 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 in excess of 700 square feet (65 m²).

(i) Subsection 105.7.7, Fire Alarm and Detection Systems and Related Equipment, in the *2018 International Fire Code*® is amended to read as follows:

105.7.7 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.

(j) A new Subsection 105.7.26, Explosion Control, in the *2018 International Fire Code*® is added to read as follows:

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

(k) Subsection 105.7.16, LP-Gas, in the *2018 International Fire Code*® is amended to read as follows:

105.7.16 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.

(l) Subsection 105.7.21, Solar Photovoltaic Power Systems, in the *2018 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.

(m) Subsection 105.7.25, Temporary membrane structures and tents, in the *2018 International Fire Code*® is amended to read as follows:

105.7.25 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 in excess of 700 square feet (65 m²).

(n) Subsection 107.2.1, Inspection Requests, in the *2018 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 working days before such inspection is desired."

(o) Section 109, Board of Appeals, in the *2018 International Fire Code*® is repealed in its entirety and re-enacted to read as follows:

Section 109, Appeals. Appeals of orders, decisions or determinations made by the Fire Code Official relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Chapter 11 of the Northglenn Municipal Code.

(p) Subsection 110.4, Violation Penalties, of *2018 International Fire Code*® is amended to read as follows:

110.4, 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.

(q) Subsection 112.4, Failure to Comply, in the *2018 International Fire Code*® is amended to read as follows:

112.4 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.

(r) Section 202, General Definitions, in the *2018 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.

(s) Subsection 308.1.4, Open-flame Cooking Devices, in the *2018 International Fire Code*® is repealed in its entirety and reenacted to read as follows:

308.1.4 Open-flame 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.

(t) Subsection 311.5, Placards, in the *2018 International Fire Code*® is deleted in its entirety.

(u) Subsection 504.3, Stairway Access to Roof, in the *2018 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 roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

(v) Section 509.1, Identification, in the 2018 International Fire Code is amended by adding the following sentence: "Letters, numbers, and directional arrows shall be white text on a red background."

(w) A new Section 509.1.2, Fire Protection Equipment Identification, in the 2018 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.

(x) Section 510, Emergency Responder Radio Coverage, in the 2018 International Fire Code is deleted in its entirety and replaced with language to read as follows:

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

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

1. New buildings and structures greater than 50,000 square feet or additions or modifications that cause the buildings to be greater than 50,000 square feet.

2. All basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy.

3. Existing buildings and structures of any size or construction type where the Police Chief or the Fire Chief determines that lack of adequate radio coverage for emergency services providers either constitutes a special hazard to

occupants or emergency responders or would otherwise likely result in unduly difficult conduct of emergency operations.

4. For purposes of this section, neither horizontal building separations as prescribed in Section 509.2 of the 2018 International Building Code nor firewalls can be used to define separate buildings.

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

1. After a building permit has been issued, upon request by the owner or the owner's agent, the police department will, within ten to fourteen days, identify the frequency range or ranges that must be supported.

2. In the event that an emergency service provider modifies its communications equipment in any way that impairs its ability to communicate with an existing system installed in accordance with this part, such agency shall be responsible for all costs associated with reestablishing communications within the affected building or structure.

3. Adequate radio coverage for emergency services providers requires:

(a) That on each floor, 85% of valid tests conducted in accordance with Section 510.5 result in intelligible two-way communications between the appropriate dispatch center and the tester in the building; and

(b) That 100% of valid tests conducted in accordance with Section 510.5 result in intelligible two-way communications between the appropriate dispatch center and the tester within the following building spaces:

(1) Throughout vertical exit enclosures and horizontal exit passageways;

(2) Fire command centers, if provided;

(3) Police substation.

4. FCC Authorization: If amplification is used in the system, all FCC authorizations must be obtained prior to the use of the system. A copy of these authorizations shall be provided to the city.

510.4 Enhanced amplification systems.

510.4.1 Amplification systems allowed. Where buildings and structures are required to provide amenities to achieve adequate signal strength, such buildings

and structures shall be equipped with any of the following to achieve the required adequate radio coverage: radiating cable systems, internal multiple antenna systems with a frequency range as established in Section 510.3, with amplification systems as needed, voting receiver system, or any other approved system.

510.4.2 Permit required. A construction permit for the installation or modification to emergency responder radio amplification systems and related equipment is required as specified in Section 105.7.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

510.4.3 Standby power. If any part of the installed system or systems contains an electrically powered component, the system shall be provided with standby power in accordance with Section 60d. The standby power system shall be capable of operating the emergency responder radio coverage system for a period of at least 24 hours without external power input or maintenance. The battery system shall automatically charge in the presence of external power input. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the standby power supply.

510.4.4 Supervision. The integrity of the primary and standby power sources serving electronically powered components shall be electronically supervised by an approved supervising station in accordance with Section 907.6.5.

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

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

2. Portable radios used in testing shall not be displaying "low battery" indications.

3. During test transmissions, the portable radio shall be held approximately two (2) inches from the mouth of the tester, at approximately a 45-degree angle with the tester's face, with the built-in microphone and speaker directed towards the tester's mouth, and with the antenna in a vertical orientation above the radio. The antenna of each radio shall be mounted directly on the top of the radio body/case. The built-in microphone shall be used for all testing; shoulder or other attached microphones/headsets shall not be used for testing.

4. The tester shall orient their self so as to be facing towards the exterior wall of the building nearest the point of the test.

5. Both initial and annual tests shall be conducted by persons employed by the emergency service provider agency. At least one tester from the police department and one tester from the fire department shall conduct initial and annual tests, unless alternate arrangements are approved by both agencies.

6. Each tester shall be solely responsible for determining whether or not radio messages received in the building are intelligible; the dispatcher at the emergency-agency dispatch center shall be solely responsible for determining whether or not radio messages received in the dispatch center are intelligible. An unintelligible message constitutes a failure of the test at the specific location being tested (see below).

7. The tester in the building shall initiate each test by attempting to transmit a message to the dispatch center. Failure to receive a reply from the dispatch center constitutes a failure of the test at the specific location being tested.

8. The tester in the building shall exercise reasonableness and discretion in the conduct of all tests. If the tester believes a particular test is not valid (e.g., is flawed by human error), then the results of that test may be discarded and the test shall be repeated.

510.6 Initial tests.

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

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

510.7 Annual tests.

Annual tests will be conducted jointly by the fire department and the police department. If the communications appear to have degraded or if the testing fails to demonstrate adequate system performance, the owner of the building or structure shall remedy the problem and restore the system in a manner consistent with the original approval criteria.

510.8 Equipment location and labeling.

Enhanced amplification system control equipment shall be installed in a location approved by the fire code official. Enhanced amplification system equipment shall be labeled in accordance with IFC Subsection

510.9 The location(s) of all enhanced amplification system control equipment shall be shown on a graphic map of the facility in a location approved by the fire code official. Depending on the size and complexity of the facility, more than one graphic map may be required.

(y) A new Section 511, Fire Protection in Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots, in the *2018 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.

(z) A new Section 603.10, Carbon Monoxide Alarm and Detector Maintenance, Inspection, and Testing, in the *2018 International Fire Code*® is added to read as follows:

603.10 Carbon Monoxide Alarm and Detector Maintenance, Inspection, and Testing. The building owner shall be responsible to maintain all carbon monoxide alarms and detectors in an operable condition at all times. Maintenance, inspection, and testing shall be performed in accordance with the manufacturer's instructions or nationally recognized standards. A written record shall be maintained and shall be made available to the Fire Code Official.

(aa) Subsection 903.2.6, Group I, in the *2018 International Fire Code*® is amended to read as follows:

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

903.2.6.1 Group I-1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 or

903.3.1.3 shall be allowed in Group I-1 facilities.

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

(bb) Subsection 903.2.7, Group M, in the *2018 International Fire Code*® is amended by replacing Condition 4 in its entirety with:

A Group M occupancy that is used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

(cc) Subsection 903.2.8, Group R, in the *2018 International Fire Code*® is amended to read as follows:

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

Exception: Group R-2 in accordance with Section 903.3.1.1 shall provide Automatic Sprinkler System throughout all Group R-2 occupancies that meet the Federal Fair Housing Act definition of senior housing or housing for older persons.

903.2.8.1: Exception: Group R-3 in accordance with the 2018 International Residential Code

(dd) Subsection 903.2.11.1.3, Basements, in the *2018 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.

(ee) Subsection 905.2, Installation Standard, in the *2018 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 hose is not required for any class of standpipe system.

(ff) Subsection 907.4.2.4, Signs, in the *2018 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.]

(gg) Subsection 907.5.2.1.1, Average Sound Pressure, in the *2018 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."

(hh) Subsection 912.1, Installation, in the *2018 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. Where fire department connections are required, the number of 2.5-inch inlets provided shall not be less than one for each 250 gallons per minute of system demand or major fraction thereof, to a maximum

of six 2.5-inch inlets. Each 2.5-inch inlet shall be equipped with a clapper valve to allow each hose to be connected and charged before the addition of more hoses.

(ii) 1010.1.9.4 (2)(2.1), Locks and Latches, in the *2018 International Fire Code*® is amended to read as follows.

2.1 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.

(jj) The Exception to Section 1011.12, Stairway to Roof in the 2018 International Fire Code is amended as follows:

1. 1011.12 In buildings four or more stories above grade, access to the roof shall comply with the local amendment IFC 504.3.

2. 1011.12.2 Roof access shall read: Where a stairway is provided to a roof, access to the roof shall comply with the local amendment IFC 504.3.

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

(kk) Subsection 1101.1, Scope, in the *2018 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.

(ll) Subsection 3105.2, Approval, in the 2018 International Fire Code is amended to read as follows:

3105.2 Approval. Temporary special event structures 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.

(mm) Subsection 3107.8, Clearance, of the *2018 International Fire Code* is deleted in its entirety.

(nn) Subsection 3401.1, Scope, in the *2018 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.

(oo) Section 5601.1.3, Fireworks, in the *2018 International Fire Code*® is amended by deleting Exception 4.

(pp) Subsection 5704.2.9.6.1, Locations Where Above-Ground Tanks are Prohibited, in the *2018 International Fire Code*® is amended to read as follows:

5704.2.9.6.1 Locations Where Above-Ground Tanks are Prohibited. The storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the City of Northglenn.

(1) 5704.2.9.6.1.1 Locations where above-ground tanks are allowed. Storage of Class I and II liquids in above-ground tanks outside of buildings is allowed when such storage complies with Sections 5704.2.9.6.1.1 thru 5704.2.9.6.1.3

(2) Protected above-ground tanks in accordance with Section 5704.2.9.7 and tanks in at-grade or above-grade vaults in accordance with Section 5704.2.8. For such tanks provided with intrinsic secondary containment, the distances in Table 22.4.1.1(b) of NFPA 30 shall apply and shall be reduced by one-half, but not to less than 5 feet (1524 mm).

(qq) Subsection 5706.2.4.4, Locations Where Above-Ground Tanks are Prohibited, in the *2018 International Fire Code*® is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are allowed. Storage of Class I and II liquids in above-ground tanks outside of buildings is allowed when such storage complies with Sections 5704.2.9.6 through 5704.2.9.6.3.

(Exception: When approved by the Fire Code Official.

(rr) Subsection 6104.2, Maximum Capacity within Established Limits, in the *2018 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).

(ss) The NFPA standards in Chapter 80, Referenced Standards, in the *2018 International Fire Code*® are retained except as modified in the following table:

NFPA

Standard Reference Number:	Change To:
12-15	12-18
12a-15	12a-18
13-16	13-19
13d-16	13d-19
13r-16	13r-19
14-16	14-19
16-15	16-19
20-16	20-19
24-16	24-19
30b-15	30b-19
33-16	33-18
34-15	34-18
40-16	40-19
52-16	52-19
55-16	55-19
59a-16	59a-19
69-14	69-19
72-16	72-19
80-16	80-19
85-15	85-19
86-15	86-19
92-15	92-18
105-16	105-19
110-16	110-19
111-13	111-19
204-15	204-18
211-16	211-19
241-18	241-19
253-15	253-19
260-18	260-19
265-15	265-19
286-15	186-19
289-18	289-19
326-15	326-20
400-16	400-19
410-15	410-20
484-15	484-19
652-16	652-19
701-15	701-19
750-15	750-19
914-15	914-19
1221-16	1221-19
2001-15	2001-18

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, 2018 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, 2018 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 5. 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, 2018 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, 2018 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, 2018 Edition.

(a) Section 101.1 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 106.1 "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 106.5.1 "Work commencing before permit issuance" is deleted in its entirety and hereby amended to read as follows:

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 106.5.2 "Fee schedule" is deleted in its entirety and hereby amended to read as follows:

The fees for all mechanical work shall be in accordance with the fee schedule noted in the International Building Code, 2018 Edition, as adopted.

(f) Section 106.5.3 "Fee refunds" is deleted in its entirety and hereby amended to read as follows:

See IBC Section 109.6 "Refunds"

(g) Section 108.4 "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, 2018 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, 2018 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 108.5 "Stop work orders" 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.

(i) Section 109 "Means of Appeal" is deleted in its entirety and hereby amended to read as follows:

Any person, firm or corporation aggrieved by any decision, interpretation or order made by the Building Official relative to the application and interpretation of this Code, may appeal such decision, interpretation or order to the Northglenn Board of Adjustment. Appeals of administrative decisions may be made in accordance with Chapter 11 of the Municipal Code.

Section 10-6-6. Application. The provisions of this article and the provisions of the International Mechanical Code and Appendices, 2018 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, 2018 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, 2018 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 6. 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, 2018 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, 2018 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, 2018 Edition.

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

(b) Section 106.1 "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 106.6.1 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 106.6.1 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 106.6.2 "Fee Schedule"

See IBC Section 109.2. "Schedule of Permit Fees"

(e) Section 106.6.3 "Fee 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 108.4 "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, 2018 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, 2018 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.

(g) Section 108.5 "Stop Work Orders" 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.

(h) Section 109 "Means of Appeal" is amended by deleting the section in its entirety and replacing it with the following:

Section 109 "Board of Adjustment"

109.1 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.

(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, 2018 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, 2018 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 7. 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, 2018 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, 2018 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, 2018 Edition.

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

(b) Section R104.10.1 "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: 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 General. "Board 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.

(h) Section R313 Automatic Fire Sprinkler Systems is deleted in its entirety.

(i) Section R114.1 "Notice to owner or the owner's authorized agent" 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.

(j) 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 R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

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

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

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ROOF & GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT 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	110	NO	B	NO	B	SEVERE	36"	SLIGHT TO MODERATE	1° F	NO	03/05/2007	1500	45° F
MANUAL J DESIGN CRITERIA ⁿ													
Elevation			Latitude	Winter heating	Summer cooling	Altitude correction factor		Indoor design temperature	Design temperature cooling		Heating temperature difference		
5,377'			39.8962°	1° F	91° F	0.84		70° F	75° F		69° F		
Cooling temperature difference			Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range		Winter humidity	Summer humidity				
16° F			15mph	7.5mph	59° F	HIGH (H)		50%	50%				

(l) Section R310.2.3.1 "Ladder and steps" is amended by the addition of the following exception to read as follows:

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

(m) Section R312.1.1 "Where required" is amended by the addition of a second paragraph as follows:

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

Exceptions:

- (1) The access side of stairways need not be protected.
 - (2) Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with section R310 of this code.
 - (3) Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation.
- (n) Section R313.1 This section is deleted in its entirety.
- (o) Section R313.2 This section is deleted in its entirety.

(p) 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.

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

(r) Section P2603.5.1 "Sewer depth" is amended by filling in both areas where indicated to read "12 inches (305 mm)."

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

- (a) Appendix F - Radon Control Methods
- (b) Appendix H - Patio Covers
- (c) Appendix K - Sound Transmission
- (d) Appendix O - Automatic Vehicular Gates
- (e) Appendix Q - Tiny Houses
- (f) Appending R - Light Straw Clay Construction
- (g) Appendix S - Strawbale Construction

Section 10-8-7. Application. The provisions of this article and the provisions of the International Residential Code, 2018 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, 2018 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, 2018 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 8. 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
INTERNATIONAL ENERGY CONSERVATION CODE

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

Section 10-11-2. Adoption of the International Energy Conservation Code. The International Energy Conservation Code, 2018 Edition, as adopted by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 is adopted by reference and amended as described in Section 10-11-6 below.

Section 10-11-3. Copies on File. At least one certified copy of the International Energy Conservation Code, 2018 Edition, 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 International Energy Conservation Code and Appendices, 2018 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 10-11-6. Amendments to the International Energy Conservation Code, 2018 Edition.

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

(b) Section 104.2 "Fee Schedule"

See IBC Section 109.2 "Schedule of Permit Fees"

(c) Section 104.3 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 104.3 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 104.5 "Fee Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6. "Refunds"

(e) Section 108 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.

(f) Section 109 "Board of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IECC Section 109 "Board of Adjustment"

109.1 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 International Energy Conservation Code, 2018 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 International Energy Conservation Code, 2018 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 9. Section 10-15-6 of the Northglenn Municipal Code, adopting by reference the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, is amended to read as follows:

ARTICLE 15
UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

Section 10-15-6. Amendments to the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition.

The Uniform Code for the Abatement of Dangerous Buildings adopted by Section 10-15-2 is amended as follows; section numbers refer to section numbers of the Uniform Code for the Abatement of Dangerous Buildings:

(a) Section 103, is hereby amended to read as follows:

"All buildings or structures which are required to be repaired under the provisions of this Code shall be subject to the provisions of the 2003–2018 International Existing Building Code."

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, 2018 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, 2018 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, 2018 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 "Intent" 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 2018 International Existing Building Code.

(c) Section 103.5 "Fees"

See IBC Section 109.2 "Schedule of Permit Fees"

(d) Section 106.4 "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, 2018 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, 2018 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.

(e) Section 111 "Means of Appeal" is amended by deleting the section in its entirety and replacing it with the following:

Section 111 "Board of Adjustment"

111.1 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.

(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, 2018 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, 2018 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, 2018 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, 2018 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, 2018 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 power" 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).

(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 "Board 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 Existing Building Code, 2018 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, 2018 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 1301.2 "Applicability" is deleted in its entirety and 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 1301.2.1 through 1301.2.5 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, 2018 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, 2018 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. Chapter 10 of the Northglenn Municipal Code, is amended by the addition thereto of a new Article 21, adopting by reference the International Swimming Pool and Spa Code, 2018 Edition, to read as follows:

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, 2018 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, 2018 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.

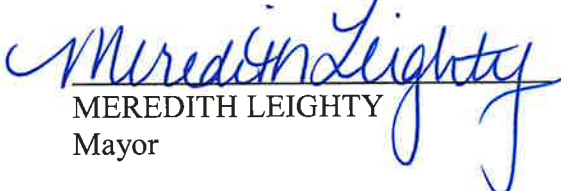
Section 10-21-5. Violations—Penalty.

(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, 2018 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-21-6. 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.

INTRODUCED, READ AND ORDERED POSTED this 28th day of September, 2020.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____,
2020.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney