



PLANNING & DEVELOPMENT MEMORANDUM
#15-2021

DATE: June 28, 2021
TO: Honorable Mayor Meredith Leighty and City Council Members
THROUGH: Heather Geyer, City Manager 
FROM: Brook Svoboda, Director of Planning & Development 
SUBJECT: CB-1974 – Cold Weather Care Building Code Amendment

PURPOSE

To consider CB-1974, an ordinance on first reading amending the International Existing Building Code to allow Cold Weather Care temporary, overnight accommodations at religious institutions.

BACKGROUND

This policy amendment would enable religious institutions to provide Cold Weather Care programming for up to 25 persons experiencing homelessness (PEH) from October through March.

Cold Weather Care provides temporary life-saving emergency shelter, meals, support and case management for PEH, when temperatures become unsafe for overnight sleeping.

Religious institutions' building classification does not meet building code standards for purposes of overnight accommodations. In almost all instances, it would be cost-prohibitive to provide code-compliant space. This policy amendment, in combination with specific administrative provisions described below, would enable overnight accommodations while preserving the health, life, and safety for those experiencing homelessness seeking temporary shelter in a religious institution.

In combination with this policy amendment, the following administrative measures would also be required:

- Floor plan
 - Number of occupants
 - Hours of operation
 - Bathrooms and kitchen locations
 - Exit locations and travel distances
 - Fire extinguisher locations
 - National Fire Protection Association (NFPA) 13 verification of the sprinkler system
 - If the sprinkler system is not verified for NFPA 13, the following information shall be provided:
 - The square footage of the floor to be used for sleeping, which may not exceed 10% of the floor area of the occupied floor
 - Sleeping layout shown on the floor plan
 - Maximum number of guests
- Emergency plan
 - Fire watch procedure
 - On-site and emergency contact information
- Verification of trained staff
 - Assigned staff for fire watch

- One staff person must be awake at all times during operations.

This policy amendment aligns with Section 5.2 of City Council's 2019-2023 Strategic Plan.

BUDGET/TIME IMPLICATIONS

There are no financial or time impacts to the City.

If CB-1974 is approved on first reading, a public hearing and second reading of the proposed ordinance will be scheduled for July 12, 2021.

STAFF RECOMMENDATION

Staff recommends approval of CB-1974 on first reading.

STAFF REFERENCE

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

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1974
Series of 2021

Series of 2021

A BILL FOR AN ORDINANCE AMENDING SECTION 10-17-5 OF THE NORTHGLENN MUNICIPAL CODE, AMENDING THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, AS PREVIOUSLY ADOPTED BY REFERENCE BY THE CITY, BY THE ADDITION THERETO OF NEW SUBSECTIONS (j) AND (k)

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

Section 1. Section 10-17-5 of the Northglenn Municipal Code is amended by the addition thereto of a new subsection (j) to read as follows:

(j) Section 202 "General Definitions" is hereby amended to include a definition to read as follows:

COLD WEATHER CARE HOUSING. Places of religious worship within the City that allow the temporary housing of homeless persons during the months of October through March.

Section 2. Section 10-17-5 of the Northglenn Municipal Code is amended by the addition thereto of a new subsection (k) to read as follows:

(k) Section 1011.2.1 "Fire sprinkler system" is hereby amended to read as follows:

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building Code that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.

Exception: Group A-3 places of religious worship participating in Cold Weather Care Housing, which allow temporary housing of homeless persons during the months of October through March, in which the aggregate occupant load of all sleeping areas is less than 25 persons for each story that is being used as a sleeping area.

INTRODUCED, READ, AND ORDERED POSTED this ____ day of _____,
2021.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____,
2021.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney