

SPONSORED BY: MAYOR LEIGHTY

COUNCILMEMBER'S BILL

ORDINANCE NO.

No. CB-2003
Series of 2023

1847
Series of 2023

A BILL FOR AN ORDINANCE REPEALING AND REENACTING ARTICLES 1 THROUGH 8 AND ARTICLES, 11, 15, 16, 17 AND 21 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE, ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2021 EDITION, THE NATIONAL ELECTRICAL CODE, 2020 EDITION, THE INTERNATIONAL PLUMBING CODE, 2021 EDITION, THE INTERNATIONAL FIRE CODE, 2021 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2021 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2021 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION, AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE, 2021 EDITION, AND REPEALING ARTICLES 9, 12, AND 14 OF CHAPTER 10 OF THE NORTHGLENN MUNICIPAL CODE

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

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 Article 1 of Chapter 10 of the Northglenn Municipal Code is repealed and reenacted to read as follows:

ARTICLE 1

BUILDING DEPARTMENT

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

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

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

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

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

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

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

(f) "**Department**" or "**Building Department**" means the Department of Community Development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 10-1-4. Code Enforcement Officers.

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE 2

INTERNATIONAL BUILDING CODE

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

Section 10-2-2. Adoption of the International Building Code. The International Building Code, 2021 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, 2021 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, 2021 Edition.

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

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

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

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

(d) Section 104.10.1 "Flood hazard areas" Building Official is amended to the term "City of Northglenn."

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

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

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

(f) Section 108.3 "Temporary 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.

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

1997 UBC, Table 1-A
Building Permit Fee Schedule

Total Valuation	Fees
\$1.00 to \$500.00	\$23.50
\$500.01 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof.
\$2,000.01 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1000.00 or fraction thereof.
\$25,000.01 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof.
\$50,000.01 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.

\$100,000.01 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof.
\$500,000.01 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$1,000,000.01 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00 or fraction thereof.

Other inspection fees:

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

Other permit fees:

Plan check fee = 65% of building permit fee

Exemptions:

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

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

Section 109.4 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this Code prior to obtaining said permit, the fees specified in Section 109.2. "Schedule of permit fees" of the City of Northglenn Building Code shall be doubled. Such fee shall be paid whether or not such permit is obtained, but the payment of such fee shall not relieve any persons from fully complying with the requirements of this Code.

(i) Section 109.6 "Refunds" is hereby amended to read as follows:

Section 109.6 Refunds.

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

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

Section 109.6.3 If the foregoing provisions have been met, the Building Official may refund permit fees based upon the following criteria:

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

Section 109.6.3(b) If the project for which the permit fee has been paid is not constructed and no construction has commenced, or the request for plan review for such project is being withdrawn before review of the plans has occurred, the applicable fees paid, minus a 20% administrative fee, will be refunded.

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

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

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

Section 113 "Means of Appeals."

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

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

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

(l) Section 903.2.8.1 Group R-3 Automatic Sprinkler Systems is deleted in its entirety.

(m) Section 1612.3 "Establishment of flood hazard areas" is hereby amended to read as follows:

To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of

special flood hazard as identified by the Federal Emergency Management Agency in the engineering report entitled the Flood Insurance Study for Adams County, Colorado and Incorporated Areas, dated December 2, 2021, with accompanying flood insurance rate maps and/or flood boundary floodway maps (FIRM and/or FBFM) in which the Federal Emergency Management Agency has provided flood profiles, the Floodway Map, and the water surface elevation of the base flood, and any subsequent additions, updates, revisions or modifications to said study, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto.

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

Appendix E entitled "Supplementary Accessibility Requirements";

Appendix F entitled "Rodent Proofing"; and

Appendix I entitled "Patio Covers."

Section 10-2-7. Application. The provisions of this article and the provisions of the International Building Code and appendices adopted by reference shall apply to every non-residential building or structure located either within or without the corporate limits of the City of Northglenn, the use of which the City has jurisdiction and authority to regulate.

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

(a) It shall be unlawful for any person to violate any of the provisions of the International Building Code, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-2-9. Conflicts. If the provisions of this article conflict with any other provisions of the Municipal Code, then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

ARTICLE 3

NATIONAL ELECTRICAL CODE

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

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

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

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

Section 10-3-5. Adoption of Annex H. Annex H is hereby adopted with the following amendments:

- (a) Article 80.5 is hereby deleted in its entirety.
- (b) Article 80.13(13) is hereby amended by the insertion of "two (2) business days" in the blank space.

- (c) Article 80.15 is hereby amended in its entirety to read as follows:

"Appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with 11 of the Northglenn Municipal Code."

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

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

Electrical permit fees.

Residential: this includes single family dwellings, site-built and modular/factory-built homes, duplexes, condominiums, and townhomes.

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

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

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

Miscellaneous electrical fees:

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

(e) Article 80.19(f)(3) is hereby amended by the insertion of "two (2) business days" in the blank space.

(f) Article 80.23 is hereby amended in its entirety to read as follows:

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

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

(g) Article 80.25(c) is hereby amended by the insertion of "two (2) business days" in the blank space.

(h) Article 80.27(a) is hereby amended by the insertion of "City of Northglenn" in the blank space.

(i) Article 80.27(b)(3) is hereby amended by the insertion of "Colorado" in the blank space.

(j) Article 80.27(b)(4) is hereby amended to read as follows:

Shall comply with the State of Colorado Electrical Board requirements.

(k) Article 80.29 is hereby amended by the insertion of "City" in the blank space.

(l) Article 80.33 is hereby deleted in its entirety.

(m) Article 80.35 is hereby deleted in its entirety.

Section 10-3-6. Application. The provisions of this article and the provisions of the National Electrical Code adopted by reference shall apply to every building or structure located

either within or without the corporate limits of the City of Northglenn, the use of which the City has jurisdiction and authority to regulate.

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

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

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

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

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

ARTICLE 4

INTERNATIONAL PLUMBING CODE

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

Section 10-4-2. Adoption of the International Plumbing Code. The International Plumbing Code, 2021 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, 2021 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, 2021 Edition.

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

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

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

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

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

- (d) Section 109.3 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section 109.3.1 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.

- (e) Section 109.5 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Amendment Section 109.6 "Refunds."

- (f) Section 114 "Board of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IPC Section 114 "Board of Adjustment"

114.1 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 115.4 "Violations 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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

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

- (h) Section 116 "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.

(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; and

Appendix E. Sizing of Water Piping System.

Section 10-4-6. Application. The provisions of this article and the provisions of the International Plumbing Code and Appendices, 2021 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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-4-8. Conflicts. If the provisions of this code, as adopted in this Article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

ARTICLE 5

INTERNATIONAL FIRE CODE

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

Section 10-5-2. Adoption of the International Fire Code. The International Fire Code, 2021 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 Fluid--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, 2021 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, 2021 Edition.

(a) Subsection 101.1, Title, in the 2021 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 2021 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 2021 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 105.6.1 of this Code.

(c) Subsection 102.7, Referenced Codes and Standards, in the 2021 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 105.5.29(1), LP-gas, in the 2021 International Fire Code® is amended to read as follows:

105.5.29(1) An operational permit is required for: Storage and use of the LP-gas in capacities exceeding 125 gallons (474 L) water capacity.

(f) Subsection 105.5.49, Temporary membrane structures and tents, in the 2021 International Fire Code® is amended to read as follows:

105.5.49 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).

(g) Subsection 105.6.6, Fire Alarm and Detection Systems and Related Equipment, in the 2021 International Fire Code® is amended to read as follows:

105.6.6 Fire Alarm and Detection Systems and Related Equipment. A construction permit is required for installation of or modification to fire alarm and detection systems and related equipment, including Emergency Alarm Systems (Section 908) and Smoke Control Systems (Section 909). Maintenance performed in accordance with this Code is not considered a modification and does not require a permit.

(h) Subsection 105.6.15, LP-Gas, in the 2021 International Fire Code® is amended to read as follows:

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

(i) Subsection 105.6.20, Solar Photovoltaic Power Systems, in the 2021 International Fire Code® is amended by the addition of the following exception:

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

(j) Subsection 105.6.24, Temporary membrane structures and tents, in the 2021 International Fire Code® is amended to read as follows:

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

Exceptions.

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

(3.3) A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.

4. Temporary special event structures of 700 square feet (65 m²) or less.

(k) A new Subsection 105.6.25, Explosion Control, in the 2021 International Fire Code® is added to read as follows:

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

(l) Subsection 106.1, Submittals, in the 2021 International Fire Code® is amended to read as follows:

106.1 Submittals. Construction documents shall be submitted in one or more sets and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional when said documents are submitted in support of an application for a construction permit required by Sections 105.6.1, 105.6.2, 105.6.4, 105.6.5, 105.6.6, 105.6.7, 105.6.9, 105.6.10, 105.6.12, 105.6.19, 105.6.20, 105.6.21, 105.6.23, or 105.6.25. When requested, qualification statements shall be submitted to the Fire Code Official for the registered design professional to demonstrate compliance with the professional qualifications defined in Section 202.

(m) A new Subsection 106.2.5, Fire Protection and Life Safety Analysis, in the 2021 International Fire Code® is added to read as follows:

106.2.5 Fire Protection and Life Safety Analysis. The Fire Code Official may require the owner or agent to provide, without charge to the jurisdiction, a fire protection and life safety analysis prior to submitting construction drawings for high-rise buildings; covered mall buildings; buildings containing atriums connecting more than two stories; buildings containing high-piled combustible storage; Group A occupancies with an occupant load of 300 or more; Group H occupancies requiring a hazardous materials management plan and/or a hazardous materials inventory statement in accordance with Chapter 50; Groups I-2 and I-3 occupancies; any building, structure, or facility utilizing a performance-based approach to design in accordance with Sections 104.9 or 104.10; and other structures or facilities as required by the Fire Code Official. A fire protection and life safety analysis shall provide a description of the fire protection and life safety systems design for the proposed building and/or facility. This description shall include the basic concepts used for suppression, alarm, notification, egress, fire-resistive assemblies, smoke control, stair pressurization, and other related systems, as well as the coordination of those systems. Upon completion of the project, a copy of the approved documentation shall be maintained at the site and by the Fire Code Official until demolition of the building and/or facility. The fire protection and life safety analysis shall:

1. Be prepared by a qualified engineer, specialist, laboratory, or fire safety specialty organization acceptable to the Fire Code Official;

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

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

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

(n) Subsections 107.2, 107.4, and 107.6 are amended by substituting the words "applicable governing authority" with "North Metro Fire Rescue District."

(o) Subsection 108.2.1, Inspection Requests, in the 2021 International Fire Code® is amended by adding the following sentence: "Whenever any installation subject to inspection prior to use is required, the Fire Code Official is authorized to require that every such request for inspection be filed not less than two business days before such inspection is desired."

(p) Section 111, Means of Appeals, in the 2021 International Fire Code® is repealed in its entirety and re-enacted to read as follows:

Section 111, Appeals.

Section 111.1 Appeals procedure – general. Any person, firm, or corporation aggrieved by any application, interpretation, or order made by fire district personnel pursuant to any provision of this code or the standards adopted herein may appeal such decision, interpretation, or order to the fire chief. The decision of the fire chief shall be considered a final administrative decision.

Section 111.2 Appeals procedure – administrative decisions. Appeals of administrative decisions made by the fire chief relative to the application and interpretation of this Code may be made to the Northglenn Board of Adjustment. Such appeals shall be in accordance with Chapter 11 of the Northglenn Municipal Code.

(q) Subsection 112.4, Violation Penalties, of 2021 International Fire Code® is amended to read as follows:

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

(r) Subsection 113.4, Failure to Comply, in the 2021 International Fire Code® is amended to read as follows:

113.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for such penalties as prescribed in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

(s) Section 202, General Definitions, in the 2021 International Fire Code® is amended by defining "registered design professional" to read as follows:

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

(t) Subsection 308.1.4, Open-flame Cooking Devices, in the 2021 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.

(u) Subsection 311.5, Placards, in the 2021 International Fire Code® is deleted in its entirety.

(v) Subsection 504.3, Stairway Access to Roof, in the 2021 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 landscaped roofs or for other purposes, stairways shall be provided as required for such occupancy classification.

(w) Section 509.1, Identification, in the 2021 International Fire Code is amended by adding the following sentence: "Letters, numbers, and directional arrows shall be white text on a red background."

(x) A new Section 509.1.2, Fire Protection Equipment Identification, in the 2021 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 FACPs shall utilize a minimum of 2" high letters with a 1/4" stroke width.

(y) A new Section 511, Fire Protection in Recreational Vehicle, Mobile Home, and Manufactured Housing Parks, Sales Lots, and Storage Lots, in the 2021 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 605.10, Carbon Monoxide Alarm and Detector Maintenance, Inspection, and Testing, in the 2021 International Fire Code® is added to read as follows:

605.10 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 upon request.

(aa) Subsection 903.2.6, Group I, in the 2021 International Fire Code® is amended by the addition of Exception 4:

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

(bb) Exception 1 to Section 903.2.6 Group I in the 2021 International Fire Code® is amended to read as follows:

Exception 1: An automatic sprinkler system installed in accordance with Section 903.1.2 shall be permitted in Group I-1 Condition 1 facilities that do not meet the federal Fair Housing Act definition of senior housing or housing for older persons.

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

(dd) A new subsection to 903.2.8, Group R, in the 2021 International Fire Code® is added to read as follows:

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

(ee) Subsection 903.2.11.1.3, Basements, in the 2021 International Fire Code® is amended to read as follows:

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

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

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

1. The building is of Type V construction, provided that there is a roof or deck above.
2. Exterior balconies, decks, and ground floor patios of dwelling units and sleeping units are constructed in accordance with Section 705.2.3.1, Exception 3 of the International Building Code.
3. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inch (152 mm) below the structural members and a maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

(gg) Subsection 905.2, Installation Standard, in the 2021 International Fire Code® is amended to read as follows:

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

(hh) Subsection 907.4.2.4, Signs, in the 2021 International Fire Code® is amended to read as follows:

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

(ii) Subsection 907.5.2.1.1, Average Sound Pressure, in the 2021 International Fire Code® is amended by adding the following sentence:

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

(jj) Subsection 912.1, Installation, in the 2021 International Fire Code® is amended to read as follows:

912.1 Installation. Fire department connections shall be installed in accordance with this Section and the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7. Unless the incorporation of the large diameter Storz-style connections is specifically approved by the Fire District, the number of 2.5-inch inlets provided shall not be less than one for each 250 gallons per minute of system demand or major fraction thereof, to a maximum of six 2.5-

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

(kk) 1010.2.4(3)(3.1), Locks and Latches, in the 2021 International Fire Code® is amended to read as follows.

3.1 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.

(ll) The Exception to Section 1011.12, Stairway to Roof in the 2021 International Fire Code is deleted in its entirety.

(mm) The Exception to Section 1011.12.2, Roof Access in the 2021 International Fire Code is deleted in its entirety.

(nn) Subsection 1101.1, Scope, in the 2021 International Fire Code® is amended to read as follows:

1101.1 Scope. The provisions of this Chapter shall apply to existing buildings constructed prior to the adoption of this Code.

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

(oo) Subsection 3105.2, Approval, in the 2021 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.

(pp) Subsection 3107.8, Clearance, of the 2021 International Fire Code is deleted in its entirety.

(qq) Subsection 3401.1, Scope, in the 2021 International Fire Code® is amended to read as follows:

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

(rr) Section 5601.1.3, Fireworks, in the 2021 International Fire Code® is amended by deleting Exception 4.

(ss) Subsection 5704.2.9.6.1, Locations Where Above-Ground Tanks are Prohibited, in the 2021 International Fire Code® is amended to read as follows:

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

(tt) Subsection 5706.2.4.4, Locations Where Above-Ground Tanks are Prohibited, in the 2021 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.

(uu) Subsection 6104.2, Maximum Capacity within Established Limits, in the 2021 International Fire Code® retaining the exception as printed, is amended to read as follows:

6104.2 Maximum Capacity within Established Limits. Within the City of Northglenn, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

(vv) The NFPA standards in Chapter 80, Referenced Standards, in the 2021 International Fire Code® are retained except as modified in the following table:

<i>Standard reference number:</i>	<i>Change to:</i>
02-16	02-20
11-16	11-21
12-18	12-22
12A-18	12A-22
13-19	13-22
13D-19	13D-22
13R-19	13R-22
15-17	15-22
17-17	17-21
17A-17	17A-21

20-19	20-22
24-19	24-22
32-16	32-21
33-18	33-21
34-18	34-21
35-16	35-21
40-19	40-22
55-16	55-20
68-13	68-18
72-19	72-22
76-16	76-20
77-14	77-19
80-19	80-22
92-18	92-21
96-17	96-21
105-19	105-22
110-19	110-22
111-19	111-22
170-18	170-21
204-18	204-21
232-17	232-22

241-19	241-22
318-18	318-22
385-17	385-22
400-19	400-22
407-17	407-22
409-16	409-22
484-19	484-22
704-17	704-22
780-17	780-20
1123-18	1123-22
1124-17	1124-22
1125-17	1125-22
1142-17	1142-22
2001-18	2001-22

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, 2021 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, 2021 edition, as adopted, shall upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-5-8. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

ARTICLE 6

INTERNATIONAL MECHANICAL CODE

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

Section 10-6-2. Adoption of the International Mechanical Code. The International Mechanical Code, 2021 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, 2021 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, 2021 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 109.2 "Schedule of Permit Fees" is deleted in its entirety and hereby amended to read as follows:

See IBC Amendment Section 109.2.

(e) Section 109.4 "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.

(f) Section 109.6 "Refunds" is deleted in its entirety and hereby amended to read as follows:

See IBC Amendment Section 109.6 "Refunds."

(g) Section 114 "Board of Appeals" is deleted in its entirety and hereby amended to read as follows:

IMC Section 114 "Board of Adjustment."

114.1 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 115.4 "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, 2021 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, 2021 Edition, as adopted,

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

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

(i) Section 116 "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.

Section 10-6-6. Application. The provisions of this article and the provisions of the International Mechanical Code and Appendices, 2021 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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of this Code.

Section 10-6-8. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

ARTICLE 7

INTERNATIONAL FUEL GAS CODE

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

Section 10-7-2. Adoption of the International Fuel Gas Code. The International Fuel Gas Code, 2021 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, 2021 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, 2021 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 109.2 "Schedule of Permit Fees."

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

(d) 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.

(e) Section 109.6 "Refunds" is amended by deleting the section in its entirety and hereby amended to read as follows:

See IBC Section Amendment 109.6. "Refunds"

(f) Section 114 "Board of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 114 "Board of Adjustment."

114.1 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 115.4 "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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

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

(h) Section 116 "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.

(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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-7-7. Conflicts. If the provisions of this Code, as adopted in this Article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

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

ARTICLE 8

INTERNATIONAL RESIDENTIAL CODE

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

Section 10-8-2. Adoption of the International Residential Code. The International Residential Code, 2021 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, 2021 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, 2021 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: Other than storm shelters; Detached accessory structures,

as defined in Chapter 11 of the Northglenn Municipal Code, provided that the floor area does not exceed 200 square feet (18.58 m2).

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

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

See IBC Section 109.2 "Schedule of permit fees."

(e) Section R108.5 "Refunds."

See IBC Section 109.6 "Refunds."

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

Section 108.6 Double fee. Where a licensed contractor or an individual who starts or proceeds with work for which a permit is required by this code prior to obtaining said permit, the fees specified in section 109.2 "Schedule of permit fees" of the City of Northglenn Building Code shall be doubled. Such fee shall be paid whether or not such permit is obtained, but the payment of such fee shall not relieve any persons from fully complying with the requirements of this code.

(g) Section R112 "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 R114.2 "Issuance" is hereby amended to read as follows:

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

(i) Section R202 "Definitions" is amended by the addition of the following:

"Sleeping room" (bedroom) any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections 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.

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

TABLE R301.2

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load O	Wind Design				Seismic Design Category F	Subject To Damage From			Ice Barrier Underlayment Required H	Flood Hazards G	Air Freezing Index I	Mean Annual Temp J
	Speed D (Mph)	Topo-graphic Effects K	Special Wind Region L	Wind-Borne Debris Zone M		Weathering A	Frost Line Depth B	Termite C				
30	130	No	B	No	B	Severe	36"	Slight To Moderate	No	12/2/2021	1500	45° F
MANUAL J DESIGN CRITERIA N												
Elevation		Altitude Correction Factor E	Coincident Wet Bulb	Indoor Winter Design Relative Humidity	Indoor Winter Design Dry-Bulb Temperature			Outdoor Winter Design Dry-Bulb Temperature		Heating Temperature Difference		
5377		0.84	59° F	64° F	72° F			6° F		69° F		
Latitude		Daily Range	Indoor Summer Design Relative Humidity	Indoor Summer Design Relative Humidity	Indoor Summer Design Dry-Bulb Temperature			Outdoor Summer Design Dry-Bulb Temperature		Cooling Temperature Difference		
39.8962°		High (H)	50° F	30° F	75° F			91° F		16° F		

(k) Section R310.4.2 "Ladder and steps" is amended by the addition of the following exception to read as follows:

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

(l) Section R313.2 One- and Two-family dwelling automatic Fire Sprinkler Systems is deleted in its entirety.

(m) 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.

(n) Chapter 11 [RE] ENERGY EFFICIENCY is hereby deleted in its entirety and all provisions for energy efficiency shall comply with the currently adopted International Energy Conservation Code, residential provisions, and its local amendments because the language of this chapter is duplicated therein.

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

(p) 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 AF - Radon Control Methods;
- (b) Appendix AH - Patio Covers;
- (c) Appendix AK - Sound Transmission;
- (d) Appendix AO - Automatic Vehicular Gates;
- (e) Appendix AQ - Tiny Houses;
- (f) Appending AR - Light Straw Clay Construction; and
- (g) Appendix AS - Strawbale Construction.

Section 10-8-7. Application. The provisions of this article and the provisions of the International Residential Code, 2021 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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of Northglenn Municipal Code.

Section 10-8-9. Conflicts. If the provisions of this article conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Section 9. Article 9 of Chapter 10 of the Northglenn Municipal Code, Elevator and Escalator Code, is repealed in its entirety.

Section 10. 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, 2021 Edition, as adopted by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001 is hereby adopted by reference subject to the additions, amendments, and appendices set forth below in Section 10-11-6. The IECC includes appendices CB and RB by the International Code Council, and new appendices CD and RD as set forth below. The subject matter of the IECC includes the design of energy-efficient and high-performance buildings and related energy uses including mechanical, lighting, power systems, and electric vehicle infrastructure for the purpose of protecting the public health, safety and welfare. The 2021 IECC, as amended in this Article, shall apply to all property within the City of Northglenn.

Section 10-11-3. Copies on File. At least one certified copy of the International Energy Conservation Code, 2021 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, 2021 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, 2021 Edition.

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

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

(b) Section C103.2 Information on construction documents, is amended by modifying item 6 and adding items 14, 15, and 16 as follows:

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

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

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

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

(c) Section C104.2 "Schedule of Permit Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

(d) Section C104.3 "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.

(e) Section C104.5 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6. "Refunds."

(f) Section C105.2.5 "Electrical system" is amended to read:

C105.2.5 Electrical system. Inspection shall verify lighting system controls, components, meters, and additional electric infrastructure, as required by the code, *approved* plans and specifications.

(g) Section C109 "Stop Work Order" is hereby amended to read as follows:

Issuance. The stop work order shall be in writing and shall be given to the owner. 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.

(h) Section C110 "Board of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IECC Section C110 "Board of Adjustment"

C110.1 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 C202 GENERAL DEFINITIONS is amended to add or revise the following definitions in alphabetical order:

ALL-ELECTRIC BUILDING. A *building* and building site that contains no *combustion equipment*, or plumbing for *combustion equipment*, and that uses heat pump technology as the primary supply for heating, cooling, and service water heating loads.

COMBUSTION EQUIPMENT. Any equipment or appliances used for space heating, cooling, water heating (including pools and spas), cooking, clothes drying or lighting that uses natural gas, propane, other fuel gas, or fuel oil.

HORTICULTURAL LIGHTING. Electric lighting used for horticultural production, cultivation or maintenance.

MIXED-FUEL BUILDING. A *building* and building site that contains *combustion equipment*, or plumbing for *combustion equipment*, for space heating, cooling, water heating (including pools and spas), cooking, or clothes drying.

PHOTOSYNTHETIC PHOTON EFFICACY (PPE). Photosynthetic photon flux emitted by a light source divided by its electrical input power in units of micromoles per second per watt, or micromoles per joule ($\mu\text{mol}/\text{J}$) between 400-700nm as defined by ANSI/ASABE S640.

(j) Section C401.2.1 International Energy Conservation Code, item 2, is amended to read as follows:

2. Total Building Performance. The Total Building Performance option requires compliance with Section C407 and, for *mixed fuel buildings*, Section C405.13 and 10 credits from Tables C406.1(1) through C406.1(5).

(k) Section C401.2.2 ASHRAE 90.1 is amended to read as follows:

C401.2.2 ASHRAE 90.1. Commercial buildings shall comply with the requirements of ANSI/ASHRAE/IESNA 90.1 and, for *mixed fuel buildings*, Section C405.13 and 10 credits from Tables C406.1(1) through C406.1(5).

(l) Section C402.3 Roof solar reflectance and thermal emittance, first sentence, is amended as follows, with the other parts of the section to remain:

C402.3 Roof solar reflectance and thermal emittance. Low-sloped roofs directly above conditioned spaces shall comply with one or more of the options in Table C402.3.C404.2.1 High input service water-heating systems, item 1 under exceptions, is amended to read as follows:

1. Where not less than 50 percent of the annual *service water heating* requirement is provided by *on-site renewable energy* or site-recovered energy not including any capacity used for compliance with Section C406 of this code, the minimum thermal efficiency requirements of this section shall not apply.

(m) Section C404.10 is added as follows:

C404.10 Water heating equipment location. Water heaters with *combustion equipment* shall be located in a space with the following characteristics:

1. Minimum dimensions of 3 feet by 3 feet by 7 feet high.

2. Minimum volume of 760 cubic feet, or the equivalent of one 16-inch by 24-inch grill to a heated space and one 8-inch duct of no more than 10 feet in length for cool exhaust air.

3. Contains a condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance, installed within 3 feet of the water heater.

Exceptions:

1. Instantaneous water heaters located within 10 feet of the point of use.

2. Water heaters with an input capacity of more than 300,000 Btu/h.

(n) Section C405.4 Lighting for plant growth and maintenance is re-titled "Horticultural Lighting" and amended to read as follows:

C405.4 Horticultural Lighting. Permanently installed luminaires shall have a *photosynthetic photon efficacy* of not less than 1.7 $\mu\text{mol/J}$ for *horticultural lighting* in *greenhouses* and not less than 1.9 $\mu\text{mol/J}$ for all other horticultural lighting. Luminaires for horticultural lighting in greenhouses shall be controlled by a device that automatically turns off the luminaire when sufficient daylight is available. Luminaires for horticultural lighting shall be controlled by a device that automatically turns off the luminaire at specific programmed times.

(o) Section C405.5.3 Gas lighting is amended to read as follows:

Section C405.5.3 Gas lighting. Gas fired lighting appliances are not permitted.

(p) Table C405.12.2 ENERGY USE CATEGORIES is amended to add a new line at the end:

Electric vehicle charging	Electric vehicle charging loads.
---------------------------	----------------------------------

(q) A new Section C405.13 is added to read as follows:

C405.13 Additional electric infrastructure. All *combustion equipment* shall be provided with a junction box that is connected to an electrical panel by continuous raceways that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment sized to serve the same load as the *combustion equipment*.
2. The panel shall have reserved physical space for a three-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the *combustion equipment* that it replaces.

Exceptions:

1. Warm air furnaces serving spaces that also have space cooling.
2. Water heating equipment with an input capacity more than 300,000 Btu/h
3. Industrial, manufacturing, laboratory, and high hazard occupancy combustion equipment.

(r) Section C406.1 Additional energy efficiency credit requirements, first sentence, is amended to read as follows with the other parts of the paragraph and section to remain:

C406.1 Additional energy efficiency credit requirements. New *all-electric buildings* shall achieve a total of 10 credits and new *mixed-fuel buildings* shall achieve a total of 20 credits from Tables C406.1(1) through C406.1(5) where the table is selected based on the use group of the building and from credit calculations as specified in relevant subsections of C406.

(s) TABLE C406.1(2) ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP R AND I OCCUPANCIES is retained in its entirety, except Sections C406.7.3 and C406.7.4 in Climate Zone 5B are amended to read as follows:

TABLE C406.1(2)
 ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP R AND I
 OCCUPANCIES

SECTION	CLIMATE ZONE 5B
C406.7.3: Efficient fossil fuel water heater ^b	3
C406.7.4: Heat pump water heater ^b	9

(t) TABLE C406.1(3) ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP E OCCUPANCIES is retained in its entirety, except Sections C406.7.3 and C406.7.4 in Climate Zone 5B are amended to read as follows:

TABLE C406.1(3)
 ADDITIONAL ENERGY EFFICIENCY CREDITS FOR GROUP E OCCUPANCIES

SECTION	CLIMATE ZONE 5B
C406.7.3: Efficient fossil fuel water heater ^a	N/A
C406.7.4: Heat pump water heater ^a	3

1. For schools with showers or full-service kitchens.

(u) TABLE C406.1(5) ADDITIONAL ENERGY EFFICIENCY CREDITS FOR OTHER OCCUPANCIES is retained in its entirety, except Sections C406.7.3 and C406.7.4 in Climate Zone 5B are amended to read as follows:

TABLE C406.1(5)
 ADDITIONAL ENERGY EFFICIENCY CREDITS FOR OTHER^a OCCUPANCIES

SECTION	CLIMATE ZONE 5B
C406.7.3: Efficient fossil fuel water heater ^b	3
C406.7.4: Heat pump water heater ^b	9

1. Other occupancies include all groups except Groups B, E, I, M, and R.

2. For occupancy groups listed in Section 406.7.1

(v) TABLE C407.2 REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE is retained in its entirety and amended to add the following items:

TABLE C407.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION	TITLE
Envelope	
C401.3	Thermal envelope certificate
C402.2.4	Slabs-on-grade
C402.2.6	Insulation of radiant heating system
C402.3	Roof solar reflectance and thermal emittance

(w) CB103.1 General, first sentence, is amended to read as follows, with the rest of the paragraph and section to remain:

CB103.1 General. A solar-ready zone shall be located on the roof of all new buildings that are subject to the commercial provisions of the IECC and that are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs.

(x) Appendix CD is added as follows:

APPENDIX CD

EV READINESS - COMMERCIAL

CD101. Purpose and intent. The purpose and intent of this Appendix CD is to accommodate the growing need for EV charging infrastructure. Including these measures during initial commercial construction substantially reduces the costs and difficulty of installing EV infrastructure at a later date.

CD102. Applicability. This Appendix CD shall apply to all new commercial construction to which the current International Building Code applies.

Section CD103. Definitions.

AUTOMOBILE PARKING SPACE. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office, and work areas, for the parking of an automobile.

DIRECT CURRENT FAST CHARGING (DCFC) EVSE: EV power transfer infrastructure capable of fast charging on a 100A or higher 480VAC three-phase branch circuit. AC power is converted into a controlled DC voltage and current within the *EVSE* that will then directly charge the electric vehicle.

EV LOAD MANAGEMENT SYSTEM: A system designed to allocate charging capacity among multiple *EVSE* and that complies with the current National Electric Code.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from an electric source.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). Equipment for plug-in power transfer including the ungrounded, grounded, and equipment grounding conductors, and the *electric vehicle* connectors, attachment plugs, personal protection system and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the *electric vehicle*.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE space). An automobile parking space that is provided with a dedicated *EVSE* connection.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated automobile parking space that is provided with electrical infrastructure, such as, but not limited to, raceways, cables, electrical capacity, and panelboard or other electrical distribution equipment space, necessary for the future installation of an *EVSE*.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and either an outlet, junction box or receptacle, that will support an installed *EVSE*.

UNIVERSAL VEHICLE CHARGING STATION. A charging station installed in a parking space for a minimum vehicle width of 120 inches (3048 mm) with 36 inch access aisles (915 mm) on each side.

CD104 Electric vehicle power transfer infrastructure. New parking facilities shall be provided with *electric vehicle* power transfer infrastructure in compliance with Sections CD104.1 through CD104.6, CD105, and CD106.

CD104.1 Quantity. The number of required *EVSE* spaces, *EV ready* spaces, and *EV capable* spaces shall be determined in accordance with this Section and Table CD104.1 based on the total number of *automobile parking spaces* and shall be rounded up to the nearest whole number. For R-2 buildings, the Table requirements shall be based on the total number of dwelling units or the total number of *automobile parking spaces*, whichever is less.

1. Where more than one parking facility is provided on a building site, the number of required *automobile parking spaces* required to have EV power transfer infrastructure shall be calculated separately for each parking facility.
2. Where one shared parking facility serves multiple building occupancies, the required number of spaces shall be determined proportionally based on the floor area of each building occupancy.
3. Installed *EVSE* spaces that exceed the minimum requirements of this section may be used to meet minimum requirements for *EV ready* spaces and *EV capable* spaces.
4. Installed *EV ready* spaces that exceed the minimum requirements of this section may be used to meet minimum requirements for *EV capable* spaces.
5. Where the number of *EV ready* spaces allocated for R-2 occupancies is equal to the number of dwelling units or to the number of *automobile parking spaces*, whichever is less, requirements for *EVSE* spaces for R-2 occupancies shall not apply.
6. In commercial multi-family (R-2, R-3, and R-4) complexes, four stories or greater, that contain multiple buildings, required EV spaces shall be dispersed throughout parking areas so that each building has access to a similar number of spaces per dwelling unit.
7. Requirements for a Group S-2 parking garage shall be determined by the occupancies served by that parking garage. Where new *automobile parking spaces* do not serve specific occupancies, the values for Group S-2 parking garage in Table CD104.1 shall be used.
8. Direct Current Fast Charging. The number of *EVSE* spaces for Groups A, B, E, I, M and S-2 Occupancies may be reduced by up to ten per *DCFC EVSE* provided that the building includes not less than one parking space equipped with a *DCFC EVSE* and not less than one *EV ready* space. A maximum of fifty spaces may be reduced from the total number of *EVSE* spaces.

Exception: Parking facilities, serving occupancies other than R-2 with fewer than 10 *automobile parking spaces*.

TABLE CD104.1
REQUIRED EV POWER TRANSFER INFRASTRUCTURE

BUILDING TYPE	MINIMUM EV INSTALLED SPACES	MINIMUM EV READY SPACES	MINIMUM EV CAPABLE SPACES
Group A, B, E, M	10%	5%	10%
Group F, I, R-3, R-4	2%	0%	5%
Group R-1 and R-2 ^a	15%	5%	40%
Group S-2 Parking Garages	10%	5%	0%

a. Where all (100%) parking serving R-2 occupancies are EV ready spaces, requirements for *EVSE* spaces for R-2 occupancies shall not apply.

CD104.2 EV capable spaces. Each *EV capable* space used to meet the requirements of Section CD104.1 shall comply with all of the following:

1. A continuous raceway or cable assembly shall be installed between an enclosure or outlet located within 3 feet (914 mm) of the EV capable space and a suitable panelboard or other onsite electrical distribution equipment.
2. Installed raceway or cable assembly shall be sized and rated to supply a minimum circuit capacity in accordance with CD104.5
3. The electrical distribution equipment to which the raceway or cable assembly connects shall have sufficient dedicated space and spare electrical capacity for a 2-pole circuit breaker or set of fuses.
4. The electrical enclosure or outlet and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."

5. Reserved capacity shall be no less than 4.1 kVA (20A 208/240V) for each *EV capable* space.

CD104.3 *EV ready* spaces. Each branch circuit serving *EV ready* spaces used to meet the requirements of Section CD104.1 shall comply with all of the following:

1. Terminate at an outlet or enclosure, located within 3 feet (914 mm) of each *EV ready* space it serves.
2. Have a minimum circuit capacity in accordance with CD104.5.
3. The panelboard or other electrical distribution equipment directory shall designate the branch circuit as "For electric vehicle supply equipment (EVSE)" and the outlet or enclosure shall be marked "For electric vehicle supply equipment (EVSE)."

CD104.4 *EVSE* spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE* spaces. Each *EVSE* installed to meet the requirements of Section CD104.1, serving either a single *EVSE* space or multiple *EVSE* spaces, shall comply with all of the following:

1. Have a minimum circuit capacity in accordance with CD104.5.
2. Have a minimum charging rate in accordance with CD104.4.1.
3. Be located within 3 feet (914 mm) of each *EVSE* space it serves.
4. Be installed in accordance with Section CD104.6 and CD104.7.

CD104.4.1 *EVSE* minimum charging rate. Each installed *EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE* spaces and controlled by an energy management system providing load management, be capable of simultaneously charging each *EVSE* space at a minimum rate of no less than 3.3 kVA.
3. When serving *EVSE* spaces allowed to have a minimum circuit capacity of 2.7 kVA in accordance with CD104.5.1 and controlled by an energy management system providing load management, be capable of simultaneously charging each *EVSE* space at a minimum rate of no less than 2.1 kVA.

CD104.5 Circuit capacity. The capacity of electrical infrastructure serving each *EV capable* space, *EV ready* space, and *EVSE* space shall comply with one of the following:

1. A branch circuit shall have a rated capacity not less than 8.3 kVA (or 40A at 208/240V) for each *EV ready* space or *EVSE* space it serves.

2. The requirements of CD104.5.1.

CD104.5.1 Circuit capacity management. The capacity of each branch circuit serving multiple *EVSE* spaces, *EV ready* spaces or *EV capable* spaces designed to be controlled by an energy management system providing load management in accordance with NFPA 70, shall comply with one of the following:

1. Have a minimum capacity of 4.1 kVA per space.
2. Have a minimum capacity of 2.7 kVA per space when serving *EV ready* spaces or *EVSE* spaces for a building site when all (100%) of the automobile parking spaces are designed to be *EV ready* or *EVSE* spaces.

CD104.6 EVSE installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594.

CD104.7. EVSE ENERGY STAR. All *EVSE* shall be ENERGY STAR certified.

CD105. Universal vehicle charging stations. Where electric vehicle charging stations are provided for public use, or where electric vehicle charging stations are shared by multiple multi-family dwelling units, the number of universal vehicle charging stations shall be provided in accordance with Table CD104.1. When multiple stalls are required, access aisles may be shared.

TABLE CD105.1
UNIVERSAL EV SPACE REQUIREMENTS

TOTAL # OF EV CHARGING STATIONS	MINIMUM # OF UNIVERSAL VEHICLE CHARGING STATIONS
1 or more	25%

CD106. Identification. Construction documents shall designate all EV Capable spaces, EV Ready spaces and EV Installed spaces and indicate the locations of conduit and termination points serving them. The circuit breakers or circuit breaker spaces reserved for the EV Capable spaces, EV Ready spaces, and EV Installed spaces shall be clearly identified in the panel board directory. The conduit for EV Capable spaces shall be clearly identified at both the panel board and the termination point at the parking space.

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

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

(z) Section R103.2 Information on construction documents, is amended by modifying item 6 and adding items 10, 11, and 12 as follows:

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

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

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

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

(aa) Section R104.2 "Schedule of Permit Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

(bb) Section R104.3 "Work Commencing before Permit Issuance" is amended by deleting the section in its entirety and hereby amended to read as follows:

Section R104.3 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.

(cc) Section R104.5 "Refunds" is amended by deleting the section in its entirety and replacing it with the following:

See IBC Section 109.6. "Refunds"

(dd) Section R109 "Stop Work Order" is hereby amended to read as follows:

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

(ee) Section R110 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

IECC Section 110 "Board of Adjustment"

110.1 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.

(ff) Section R202 GENERAL DEFINITIONS is amended to add the following definitions in alphabetical order:

ALL-ELECTRIC BUILDING. A *building* and building site that contains no *combustion equipment*, or plumbing for *combustion equipment*, and that uses heat pump technology as the primary supply for heating, cooling, and service water heating loads.

COMBUSTION EQUIPMENT. Any equipment or appliances used for space heating, cooling, water heating (including pools and spas), cooking, clothes drying or lighting that uses natural gas, propane, other fuel gas, or fuel oil.

MIXED-FUEL BUILDING. A *building* and building site that contains *combustion equipment*, or plumbing for *combustion equipment*, for space heating, cooling, water heating (including pools and spas), cooking, or clothes drying.

(gg) Section R401.2.5 Additional energy efficiency is amended as follows:

R401.2.5 Additional energy efficiency. This section establishes additional requirements applicable to all compliance approaches to achieve additional energy efficiency.

1. For buildings complying with Section R401.2.1, the building shall meet one of the following:

1.1. For *all-electric buildings*, one of the additional efficiency package options shall be installed according to Section R408.2.

2.2. For *mixed-fuel buildings*, three of the additional efficiency packages shall be installed, at least one of which addresses the envelope.

2. For buildings complying with Section R401.2.2, the building shall meet one of the following:

2.1. For *all-electric buildings*, one of the additional efficiency package options in Section R408.2 shall be installed without including such measures in the proposed design under Section R405.

2.2. For *mixed-fuel buildings*, three of the additional efficiency packages shall be installed, at least one of which addresses the envelope, without including such measures in the proposed design under Section R405.

2.3. For *all-electric buildings*, the proposed design of the building under Section R405.3 shall have an annual energy cost that is less than or equal to 95 percent of the annual energy cost of the standard reference design.

2.4. For *mixed-fuel buildings*, the proposed design of the building under Section R405.3 shall have an annual energy cost that is less than or equal to 80 percent of the annual energy cost of the standard reference design.

3. For buildings complying with the Energy Rating Index alternative Section R401.2.3, the Energy Rating Index value shall be at least 5 percent less than the Energy Rating Index target specified in Table R406.5.

The options selected for compliance shall be identified in the certificate required by Section R401.3.

(hh) Section R401.3 Certificate, item 4, is amended and new items 8, 9, and 10 are added as follows:

R401.3 Certificate. A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certification shall indicate the following:

4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces, and electric baseboard heaters.

8. The fuel sources for cooking and clothes drying equipment.

9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliance

10. Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.

(ii) Section R403.5 Service hot water systems is amended as follows:

R403.5 Service hot water systems. Energy conservation measures for service hot water systems shall be in accordance with Sections R403.5.1 through R403.5.4.

(jj) Section R403.5.4 Water heating equipment location is added as follows:

R403.5.4 Water heating equipment location. Water heaters with *combustion equipment* shall be located in a space with the following characteristics:

1. Minimum dimensions of 3 feet by 3 feet by 7 feet high.
2. Minimum volume of 760 cubic feet, or the equivalent of one 16-inch by 24-inch grill to a heated space and one 8-inch duct of no more than 10 feet in length for cool exhaust air.
3. Contains a condensate drain that is no more than 2 inches higher than the base of the installed water heater and allows natural draining without pump assistance, installed within 3 feet of the water heater.

Exceptions:

1. Water heaters with an input capacity of greater than 300,000 Btu/h that serves multiple *dwelling units* or *sleeping units*.

(kk) Section R404.1.2 Fuel gas lighting equipment is amended to read as follows:

Section R404.1.2 Fuel gas lighting. Fuel gas lighting systems are prohibited.

(ll) A new Section R404.4 Additional electric infrastructure is added as follows:

R404.4 Additional electric infrastructure. All *combustion equipment* shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment sized to serve the same load as the *combustion equipment*.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the *combustion equipment* that it replaces.

Exceptions:

1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.
2. Water heating equipment with an input capacity greater than 300,000 Btu/h that serves multiple dwelling units or sleeping units.

(mm) Table R405.2 Requirements for Total Building Performance adds a new row under Mechanical and a new row under Electrical Power and Lighting Systems as follows:

TABLE R405.2
REQUIREMENTS FOR TOTAL BUILDING PERFORMANCE

SECTION	TITLE
Mechanical	
R403.5.4	Water heating equipment location
Electrical Power and Lighting Systems	
R404.4	Additional electric infrastructure

(nn) Table R406.2 Requirements for Energy Rating Index adds a new row under Mechanical and a new row under Electrical Power and Lighting Systems as follows:

TABLE R406.2 REQUIREMENTS FOR ENERGY RATING INDEX

SECTION	TITLE
Mechanical	
R403.5.4	Water heating equipment
Electrical Power and Lighting Systems	
R404.4	Additional electric infrastructure

(oo) Section R406.5 ERI-based compliance is amended as follows:

R406.5 ERI-based compliance. Compliance based on an ERI analysis requires that the rated proposed design and confirmed built dwelling be shown to have an ERI less than or equal to the appropriate value for the proposed all-electric or mixed-fuel building as indicated in Table R406.4 when compared to the ERI reference design.

TABLE R406.5 MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ALL-ELECTRIC BUILDING	MIXED FUEL BUILDING
5	55	52

(pp) Appendix RB Title is amended to read: “Appendix RB Solar Ready Provisions.”

(qq) RB103.1, first sentence, is amended as follows, with the rest of the paragraph and section remaining:

RB103.1 General. New residential buildings with not less than 600 square feet (55.74 m²) of roof area oriented between 110 degrees and 270 degrees of true north shall comply with Sections RB103.2 through RB103.8.

(rr) Add Appendix RD to read as follows:

APPENDIX RD

EV READINESS - RESIDENTIAL

RD101. Purpose and intent. The purpose and intent of this Appendix RD is to accommodate the growing need for EV charging infrastructure, in particular meeting preferences for charging at home. Including these measures during initial construction substantially reduces the costs and difficulty of installing EV infrastructure at a later date.

RD102. Applicability. This Appendix RD shall apply to all new residential construction to which the International Residential Code applies.

RD103. Definitions.

AUTOMOBILE PARKING SPACE. A space within a building or private or public parking lot, exclusive of driveways, ramps, columns, office, and work areas, for the parking of an automobile.

DIRECT CURRENT FAST CHARGING (DCFC) EVSE. EV power transfer infrastructure capable of fast charging on a 100A or higher 480VAC three-phase branch circuit. AC power is converted into a controlled DC voltage and current within the *EVSE* that will then directly charge the electric vehicle.

EV LOAD MANAGEMENT SYSTEM. A system designed to allocate charging capacity among multiple *EVSE* and that complies with the current National Electric Code.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from an electric source.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). Equipment for plug-in power transfer including the ungrounded, grounded, and equipment grounding conductors, and the *electric vehicle* connectors, attachment plugs, personal protection system and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the *electric vehicle*.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE space). An automobile parking space that is provided with a dedicated *EVSE* connection.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated automobile parking space that is provided with electrical infrastructure, such as, but not limited to, raceways, cables, electrical capacity, and panelboard or other electrical distribution equipment space, necessary for the future installation of an *EVSE*.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and either an outlet, junction box or receptacle, that will support an installed *EVSE*.

UNIVERSAL VEHICLE CHARGING STATION. A charging station installed in a parking space for a minimum vehicle width of 120 inches (3048 mm) with 36 inch access aisles (915 mm) on each side.

RD104. One- and two- family dwellings and townhouses. One *EV ready* space shall be provided for each dwelling unit. The branch circuit shall be identified as *EV ready* in the service panel or subpanel directory, and the termination location shall be marked as *EV ready*.

Exception: Dwelling units where no parking spaces are either required or provided.

RD105. Residential multi-family dwellings, 3-stories or less. New dwelling units for residential multi-family buildings, other than duplexes and townhomes, shall be provided with electric vehicle power transfer infrastructure in compliance with Sections RD105.1 through RD105.6 and Sections RD106 through RD107.

RD105.1. Quantity. The number of required *EVSE* spaces, *EV ready* spaces, and *EV capable* spaces shall be determined in accordance with this Section and Table RD105.1 based on the total number of *automobile parking spaces* and shall be rounded up to the nearest whole number. For R-2 buildings, the Table requirements shall be based on the total number of dwelling units or the total number of *automobile parking spaces*, whichever is less.

1. Where more than one parking facility is provided on a building site, the number of required *automobile parking spaces* required to have EV power transfer infrastructure shall be calculated separately for each parking facility.
2. Installed *EVSE* spaces that exceed the minimum requirements of this section may be used to meet minimum requirements for *EV ready* spaces and *EV capable* spaces.
3. Installed *EV ready* spaces that exceed the minimum requirements of this section may be used to meet minimum requirements for *EV capable* spaces.
4. Where the number of *EV ready* spaces allocated for R-2 occupancies is equal to the number of dwelling units or to the number of *automobile parking spaces* allocated to R-2 occupancies, whichever is less, requirements for *EVSE* spaces for R-2 occupancies shall not apply.
5. In residential multi-family complexes that contain multiple buildings, required EV spaces shall be dispersed throughout parking areas so that each building has access to a similar number of spaces per dwelling unit.

TABLE RD105.1
REQUIRED EV POWER TRANSFER INFRASTRUCTURE FOR MULTI-FAMILY

BUILDING TYPE	MINIMUM EV INSTALLED SPACES	MINIMUM EV READY SPACES	MINIMUM EV CAPABLE SPACES
Group R-1 and R-2 ^a	15%	5%	40%
Group R-3 and R-4	2%	0%	5%

(a) Where all (100%) parking serving R-2 occupancies are EV ready spaces, requirements for *EVSE* spaces for R-2 occupancies shall not apply.

RD105.2. EV capable spaces. Each *EV capable* space used to meet the requirements of Section RD105.1 shall comply with all of the following:

1. A continuous raceway or cable assembly shall be installed between an enclosure or outlet located within 3 feet (914 mm) of the EV capable space and a suitable panelboard or other onsite electrical distribution equipment.
2. Installed raceway or cable assembly shall be sized and rated to supply a minimum circuit capacity in accordance with C104.5
3. The electrical distribution equipment to which the raceway or cable assembly connects shall have sufficient dedicated space and spare electrical capacity for a 2-pole circuit breaker or set of fuses.
4. The electrical enclosure or outlet and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."
5. Reserved capacity shall be no less than 4.1 kVA (20A 208/240V) for each *EV capable* space.

RD105.3. EV ready spaces. Each branch circuit serving *EV ready* spaces used to meet the requirements of Section RD105.1 shall comply with all of the following:

1. Terminate at an outlet or enclosure, located within 3 feet (914 mm) of each *EV ready* space it serves.
2. Have a minimum circuit capacity in accordance with RD105.5.
3. The panelboard or other electrical distribution equipment directory shall designate the branch circuit as "For electric vehicle supply equipment (EVSE)" and the outlet or enclosure shall be marked "For electric vehicle supply equipment (EVSE)."

RD105.4. EVSE spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple EVSE spaces. Each *EVSE* installed to meet the requirements of Section RD105.1, serving either a single *EVSE* space or multiple *EVSE* spaces, shall comply with all of the following:

1. Have a minimum circuit capacity in accordance with RD105.5.
2. Have a minimum charging rate in accordance with RD105.4.1.
3. Be located within 3 feet (914 mm) of each *EVSE* space it serves.
4. Be installed in accordance with Section RD105.6 and RD105.7

RD105.4.1. EVSE minimum charging rate. Each installed *EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE* spaces and controlled by an energy management system providing load management, be capable of simultaneously charging each *EVSE* space at a minimum rate of no less than 3.3 kVA.
3. When serving *EVSE* spaces allowed to have a minimum circuit capacity of 2.7 kVA in accordance with RD105.5.1 and controlled by an energy management system providing load management, be capable of simultaneously charging each *EVSE* space at a minimum rate of no less than 2.1 kVA.

RD105.5. Circuit capacity. The capacity of electrical infrastructure serving each *EV capable* space, *EV ready* space, and *EVSE* space shall comply with one of the following:

1. A branch circuit shall have a rated capacity not less than 8.3 kVA (or 40A at 208/240V) for each *EV ready* space or *EVSE* space it serves.
2. The requirements of RD105.5.1.

RD105.5.1. Circuit capacity management. The capacity of each branch circuit serving multiple *EVSE* spaces, *EV ready* spaces or *EV capable* spaces designed to be controlled by an energy management system providing load management in accordance with NFPA 70, shall comply with one of the following:

- (a) Have a minimum capacity of 4.1 kVA per space.
- (b) Have a minimum capacity of 2.7 kVA per space when serving *EV ready* spaces or *EVSE* spaces for a building site when all (100%) of the automobile parking spaces are designed to be *EV ready* or *EVSE* spaces.

RD105.6. EVSE installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594.

RD105.7. EVSE ENERGY STAR. All *EVSE* shall be ENERGY STAR certified.

RD106. Universal vehicle charging stations. Where electric vehicle charging stations are provided for public use, or where electric vehicle charging stations are shared by multiple multi-family dwelling units, the number of universal vehicle charging stations shall be provided in accordance with Table RD106.1. When multiple stalls are required, access aisles may be shared.

TABLE RD106.1
UNIVERSAL EV SPACE REQUIREMENTS

TOTAL # OF EV CHARGING STATIONS	MINIMUM # OF UNIVERSAL VEHICLE CHARGING STATIONS
1 or more	25%

RD107. Identification. Construction documents shall designate all *EV capable* spaces, *EV ready* spaces and *EVSE* spaces and indicate the locations of conduit and termination points serving them. The circuit breakers or circuit breaker spaces reserved for the *EV capable* spaces, *EV ready* spaces, and *EVSE* Installed spaces shall be clearly identified in the panel board directory. The conduit for *EV capable* spaces shall be clearly identified at both the panel board and the termination point at the parking space.

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, 2021 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, 2021 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 11. Article 12 of Chapter 10 of the Northglenn Municipal Code, Asbestos Control is repealed in its entirety:

Section 12. Article 14 of Chapter 10 of the Northglenn Municipal Code, Emergency Radio Coverage, is repealed in its entirety:

Section 13. 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, 2021 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, 2021 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, 2021 Edition. The following sections are hereby amended:

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

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

This Code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and changes in occupancy in existing buildings shall comply with the 2021 International Existing Building Code.

(c) Section 104 "Fees."

See IBC Section 109.2 "Schedule of Permit Fees."

(d) Section 108 "Board of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 108 "Board of Adjustment."

108.1 General: Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code may be

made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Chapter 11 of the Northglenn Municipal Code.

(e) Section 109.4 "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, 2021 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, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

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

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

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

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

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

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

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

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

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

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

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

(a) It shall be unlawful for any person to violate any of the provisions of the International Property Maintenance Code, 2021 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, 2021 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 14. 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, 2021 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, 2021 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, 2021 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 "Means of Appeals" is amended by deleting the section in its entirety and replacing it with the following:

Section 112 "Means of Appeals."

112.1 General: Appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code may be made to the Northglenn Board of Adjustment. Appeals shall be in accordance with Chapter 11 of the Northglenn Municipal Code.

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

1. It shall be unlawful for any person to violate any of the provisions of the International Existing Building Code, 2021 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, 2021 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, 2021 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, 2021 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 15. 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, 2021 Edition, to read as follows:

ARTICLE 21

INTERNATIONAL SWIMMING POOL AND SPA CODE

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

Section 10-21-2. Adoption of the International Swimming Pool and Spa Code. The International Swimming Pool and Spa Code, 2021 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, 2021 Edition, as adopted, is on file in the office of the City Clerk and may be inspected during regular business hours.

Section 10-21-4. Scope. The purpose of the code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Code.

Section 10-21-5. Amendments to the International Swimming Pool and Spa Code, 2021 Edition. The following sections are hereby amended:

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

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

This Code shall be construed to secure its expressed intent, which is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Repairs, alterations, additions to and changes to pool and spas shall comply with the 2021 International Pool and Spa Code.

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

See IBC Section 109.2 "Schedule of Permit Fees."

(d) 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.

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

1. It shall be unlawful for any person to violate any of the provisions of the International Pool and Spa Code, 2021 Edition, as adopted, or the provisions of this ordinance.

2. Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Pool and Spa Code, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

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

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

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

(b) Any violation of the provisions of this ordinance and any violation of any of the provisions of the International Swimming Pool and Spa Code, 2021 Edition, as adopted, shall, upon conviction, be punishable as provided in Section 1-1-10(a)(2) of the Northglenn Municipal Code.

Section 10-21-7. Conflicts. If the provisions of this code, as adopted in this article, conflict with any other provisions of the Northglenn Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

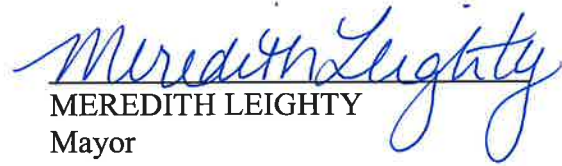
INTRODUCED, READ AND ORDERED POSTED this 13th day of March, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this 10th day of April,
2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney