

## **CHAPTER 18 Building Regulations**

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### **ARTICLE I General Provisions**

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#### **Sec. 18-1-10. Certificate of occupancy.**

Prior to the issuance of a certificate of occupancy, any person who builds or erects any structure must contact the Town by calling or writing the Building Official to obtain approval for issuance of the certificate of occupancy. Approvals of the septic/sewer authority, the fire protection district, the Architectural Review Board and homeowners' association may be required. Approval may, at the Town's sole discretion, require completion of the following improvements:

- (1) Installation of culverts.
- (2) Grading or regrading any disturbed or damaged roads or driveways or other areas necessary for proper drainage.
- (3) Installation and placement of up to twelve (12) tons of approved road base.

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- (4) Any dirt, boulders or other material stored or remaining on the property described above shall be moved or distributed and arranged in such a way that it serves as landscaping and not piles of stored material.
- (5) All construction debris shall be removed from the site and properly disposed of.
- (6) All runoff created by or redirected by the construction, erection and landscaping of the structure on the property shall be treated, contained and controlled so that there are no increases in runoff or other drainage consequences resulting from said construction, erection and landscaping.

If weather conditions are such that the foregoing requirements cannot be determined or performed prior to the issuance of the certificate of occupancy, the person building or erecting the structure and requesting the certificate of occupancy shall pay to the Town, in cash or a letter of credit acceptable to the Town, an amount equal to one hundred fifty percent (150%) of the Town's estimated cost for performing such improvements. The Town shall hold these funds in a non-interest-bearing account. The funds may be commingled with other Town funds. If the improvements are not completed, the Town may use the funds to complete the improvements. Any unused funds shall be returned to the owner.

(Prior code 5-1-4)

### **Sec. 18-1-20. Open soil percolation and profile test holes.**

- (a) Issuance of permit. Prior to the conducting of a soil percolation or profile test, the person conducting said test shall obtain from the Building Official, upon payment of a fee of twenty-five dollars (\$25.00), a percolation test permit. Such permit shall be valid for a period of sixty (60) days unless extended for good cause shown. The person conducting such test further shall deposit with the Building Official a cash bond in the amount of one hundred fifty dollars (\$150.00) for each proposed test, including but not limited to test holes for septic tanks, leach fields and soil profile analysis. It is the responsibility of the person digging the hole, or the owner of the property in which the hole is dug, to fill the hole immediately upon completion of the test. Any such hole shall be covered whenever left unattended or, alternatively, access thereto shall be prevented by a fence or other suitable structure. At such time as the hole has been filled to the satisfaction of the Building Official, the cash bond shall be returned.
- (b) Nuisance declared; summary abatement. The Board of Trustees hereby declares any open holes which are neither fenced nor covered and are more than three (3) feet deep, including percolation and profile test holes of any depth, to be nuisances subject to summary abatement by the Town.
- (c) Notice of abatement; failure to abate. Whenever any such open hole is discovered, the Town shall cause a certified letter, return receipt requested, to be sent to the property owner at the address on file with the Summit County assessor. Seventy-two (72) hours after the mailing of the letter, if the hole has not been filled, the Town may fill the hole through any means at its disposal, including hiring a private party, without competitive bids, to fill such hole at the owner's cost as provided in Subsection (d) below.
- (d) Abatement costs; lien.
  - (1) If any owner fails to fill any hole after one (1) notice as provided in Subsection (c) above and the Town proceeds to fill such hole, the Town Clerk shall notify the owner, by regular mail, of the costs and expenses incurred in filling the hole. The Town shall apply the amount of any deposit to the cost of filling the hole. The owner shall have thirty (30) days from the date of mailing of the notice of costs to pay in full the costs and expenses in excess of those paid by the deposit, if any. The funds not expended by the Town shall be returned to the depositor.
  - (2) The owner of the property, according to the County Assessor's records, shall be held personally liable for any and all charges imposed under the provisions of this Section. These charges shall become and remain a lien upon such property or premises until paid. Such charges may be collected from the owner by an action in the name of the Town and said action may be for the

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enforcement of said lien, or such charges may be certified to the County Treasurer pursuant to statute and collected as tax. If it is necessary for the Town to commence an action to collect such costs and expenses, the owner shall be liable for any court costs and attorney fees incurred by the Town.

(Prior code 3-1-1)

### **Sec. 18-1-30. Fire extinguishers.**

- (a) Required. Each dwelling unit constructed within the limits of the Town shall from and after the effective date of this Code have installed therein at an accessible location a fire extinguisher of a ten-pound size, or its equivalent, and rated A.B.C., such extinguishers to have approval of the National Fire Rating Bureau. No certificate of occupancy will be given until after evidence has been furnished that the extinguisher has been purchased and is in place.
- (b) Time limit for installation; Town Clerk to be notified. Each dwelling unit heretofore constructed in the Town shall, on or before November 1, 1973, have installed therein a fire extinguisher of the type described in Subsection (a) above. The owner or occupant of each such dwelling unit shall notify the Town Clerk that said fire extinguisher has been purchased and is installed.
- (c) Recharging used extinguishers. Any fire extinguisher which has been used shall be recharged promptly within thirty (30) days from the date of its use.
- (d) Penalties. Any violation of this Section will be punishable by a fine in the amount set out in Section 1-4-20 of this Code.

(Prior code 3-1-2; Ord. 06-01 §1, 2006)

### **Sec. 18-1-35. Gas fired appliances.**

- (a) This Section shall apply to all gas appliances that are vented with any type of plastic venting material.
- (b) All exhaust vents and sealed combustion air vents shall be tested to a minimum of 5 P.S.I. air test at the time of rough inspection. The test shall include all piping from the exterior terminations to the mechanical room. The last mechanical room connections can be visually inspected for code-required glue and primers (purple for PVC). All vent supports and draft stops shall be installed at the time of inspection. The manufacturer's installation and venting instructions shall be on site for rough inspection.
- (c) Exceptions:
  - (1) For concentric vent/combustion air terminations, the combustion air can be capped for test just before the concentric vent connection. The exhaust vent must be tested to the exterior.
  - (2) Single uncut/combustion air pipe that extends from the mechanical room to the exterior (without joints).

(Ord. 12-02 §1, 2012)

### **Sec. 18-1-40. Detached garages and outbuildings.**

- (a) Approval required. It is unlawful to erect or maintain any accessory structure, including garage, storage shed, doghouse, tool shed or any other accessory structure, unless such structure is approved by the Planning and Zoning Commission of the Town.

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- (b) Removal and penalty. Any structure erected which is in violation of this Chapter shall be removed from the property thirty (30) days after notice requiring such removal has been sent by the Town. After the passage of thirty (30) days, failure to remove the structure shall subject the owner to a fine and/or imprisonment as set forth in Section 1-4-20 of this Code.

(Prior code 3-1-3; Ord. 06-01 §1, 2006; Ord. 11-07 §1, 2011)

### **Sec. 18-1-45. Fire mitigation.**

Fire mitigation for all new structures or substantially altered structures shall be done in accordance with the requirements set forth in Chapter 7, Article V of this Code.

(Ord. 13-12a §7, 2014)

### **Sec. 18-1-50. Doubling of permit fees.**

Notwithstanding the provisions of Subsection 18-1-60(a) below, any person who builds or erects any structure or commences the building or erection of any structure without a building permit or in violation of any part of this Chapter shall pay building and permit fees of at least twice the amount which would have been due upon timely application for a permit or license.

(Prior code 5-1-5)

### **Sec. 18-1-60. Penalties.**

- (a) Any person who builds or erects any structure without a building permit or in violation of any provision of this Chapter shall have his or her license revoked or suspended, may be deemed guilty of a misdemeanor and may be punished by a fine of not less than twice the fee which would have been due had a permit been properly applied for or the provisions of this Chapter and Code followed and not more than one thousand dollars (\$1,000.00) for each and every day the violation continues. It is the intention of this legislation that fines levied against violators aggregate an amount at least double the fees otherwise due. The Town recognizes that fees could exceed one thousand dollars (\$1,000.00) based on the size and value of the project and believes fines assessed for continuing violations should be utilized to cause a doubling of the fees otherwise due.
- (b) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Chapter. Each such violation shall be punishable as set forth in Section 1-4-20 of this Code. In addition to such penalty, the Town may initiate proceedings to prevent, enjoin, abate or remove the violation.

(Prior code 5-1-6; Ord. 06-01 §1, 2006)

## **ARTICLE II Building Code**

[Sec. 18-2-10. Adoption.](#)

[Sec. 18-2-20. Copy on file.](#)

[Sec. 18-3-30. Amendments.](#)

**Sec. 18-2-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Building Code, 2012 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6<sup>th</sup> Floor, Washington DC 20001-2070.

(Ord. 13-12a §1, 2014)

**Sec. 18-2-20. Copy on file.**

At least one (1) copy of the International Building Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §1, 2014)

**Sec. 18-3-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 101.4.3 is amended by deleting the last sentence that references the International Private Sewage Disposal Code.
- (3) Section 103.2 is amended by adding the following additional first paragraph:

"103.2 Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code, nevertheless, such authorization and direction shall be neither an express nor implicit guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manner."
- (4) Section 103.3 is amended by adding the following additional first paragraph:

"103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction, the building official shall have the authority to appoint a deputy building official, related technical officers, inspectors, plan examiners and other employees. Such employees shall have those powers and duties as have been expressly delegated by the building official, subject to modification from time to time."
- (5) Section 104.8 is amended by adding the following additional first paragraph:

"The adoption and implementation of this code, as well as any previous Building Construction and Housing Standards adopted by the Town of Blue River, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent. Neither this code nor any previous Building Construction and Housing Standards shall create any affirmative duty or be deemed to establish any affirmative representation on behalf of the Town Board of Trustees, the Building Official of the Town of Blue River, its employees, officials or agents."
- (6) Sections 105.1.1 and 105.1.2 are hereby repealed in their entirety.
- (7) Section 105.5 is amended to read as follows:

"105.5 Expiration. (a) Every building permit issued by the building official under the provisions of this code shall expire 18 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 18 months. Such extensions shall be based upon written request by an applicant

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demonstrating, to the discretion of the building official, justifiable cause for the extension, and shall be effective as of the day of written approval. (b) Every stand alone technical (mechanical, electrical, plumbing, fireplace and photovoltaic) and hot tub permit issued by the building official under the provisions of this code shall expire 3 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 3 months. Such extensions shall be based upon written request by an applicant demonstrating, to the discretion of the building official, justifiable cause for the extension, and shall be effective as of the day of written approval."

- (8) Section 107.1 is amended to read as follows:

"107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional. The building official may waive the requirement for a design professional when it is found that the nature of the work is such that a design professional is not necessary to obtain compliance with the code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional."

- (9) Section 109.2 is amended to read as follows:

"109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the Town of Blue River Building Permit Fee Schedule attached hereto."

- (10) Section 109.4 is amended to read as follows:

"109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to fees for an investigation in addition to any other required permit fees. The investigation fee shall be as set forth in the Town of Blue River Building Permit Fee Schedule."

- (11) Section 110.3.5 is amended by deleting the exception.

- (12) Section 110 is amended by adding a new subsection to read as follows:

"110.7 Reinspections. A reinspection fee, as specified in the Town of Blue River Building Permit Fee Schedule attached hereto, may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when any of the following conditions exist:

- "a. the approved plans are not readily available to the inspector,
- "b. the address of the project is not properly displayed,
- "c. the applicant failing to provide access on the date for which the inspection is requested,
- "d. the work requiring inspection is not completed or ready for inspection, or
- "e. deviation from plans requiring the approval of the building official.

"In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid."

- (13) Section 111.3 is amended to read as follows:

"111.3.1 Temporary occupancy. The building official may issue a temporary certificate of occupancy before completion of the entire work covered by the permit, if, in the exercise of his discretion, he finds that the following standards have been satisfied:

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"a. Such portion or portions of the structure subject to the temporary certificate of occupancy may be occupied safely and present no threat of fire or to the life, health, or welfare of the occupants or the public;

"b. Construction of the structure subject to the permit is substantially complete and only minor items of the project remain for full completion and issuance of a full certificate of occupancy;

"c. The general contractor and/or owner requesting a temporary certificate of occupancy have provided sufficient assurances to the building official that the project will reach final completion and certificate of occupancy in a timely manner; and

"d. For any multi-family or multiple unit project, including without limit townhouse and condominium projects, a duplex development, or other projects consisting of five or more units under construction, temporary certificates of occupancy may be issued for no more than forty percent (40%) of those units under construction at any time.

"111.3.2 Prior to obtaining a temporary certificate of occupancy, the applicant must meet the following requirements:

"a. All applications for a temporary certificate of occupancy must be completed and signed by the authorized agent for the general contractor, and, where applicable, by the owner of the property in question; and

"b. Prior to the issuance of a temporary certificate of occupancy, the applicant must record in the records of the Summit County Clerk and Recorder a Notice of Temporary Certificate of Occupancy pertaining to the property in question. Upon issuance of a full certificate of occupancy for any project, the building official will issue a full release of said notice, also to be recorded in the records of the Summit County Clerk and Recorder.

"111.3.3 Temporary certificates of occupancy shall be issued for a duration of no longer than six months. Any temporary certificates of occupancy held beyond such six month period shall automatically expire and become null and void.

"111.3.4 Temporary certificates of occupancy shall be subject to the following fee schedule:

"a. For the first two months of such temporary certificate of occupancy, a fee of \$100 per month;

"b. For the third and fourth months of such temporary certificate of occupancy, a fee of \$200 per month;

"c. For the fifth and all subsequent months of such temporary certificate of occupancy, a fee of \$300 per month.

"111.3.4.1 Payment for such fees shall be made in a cumulative fashion upon issuance of the temporary certificate of occupancy, with a total fee deposit payment of \$1,200.00 due upon such issuance. Applicants who complete all work required for issuance of a full certificate of occupancy and obtain such a certificate of occupancy within such six month period shall be entitled to a pro rata return of their \$1,200.00 fee deposit, calculated on a monthly basis.

"111.3.4.2 Failure to pay the fees as designated herein, or the fees as set forth under previous temporary certificate of occupancy programs administered by the building official, in a timely manner may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, in accordance with the provisions of section 111.3.6 below.

"111.3.5 In establishing a regulatory program for the issuance of Building Permits, the Town Board of Trustees finds as follows:

"a. Temporary certificates of occupancy issued prior to the adoption of the building regulations as set forth herein fail to properly address issues of great concern, such as the

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duration of issuance of such temporary certificates of occupancy, assurances for final completion of the project, costs of administration, and public notice of such issuance.

"b. Moreover, the indefinite duration of such temporary certificates of occupancy creates concerns regarding life, health, and safety issues, including but not limited to the potential deterioration of the structures not finally completed.

"c. Accordingly, such temporary certificates of occupancy issued prior to the adoption of this set of building regulations are hereby considered to be legal nonconforming temporary certificates of occupancy.

"d. Given the inherent temporary nature of such temporary certificates of occupancy, the Town Board of Trustees finds that there is no reasonable long term expectation in the continued issuance and effectiveness of such authorizations.

"e. Accordingly, providing an amortization period of one year from the date of adoption of the building regulations set forth herein for the validity of all temporary certificates of occupancy issued prior to such adoption, allows the individual holder of such temporary certificates of occupancy property to enjoy the useful economic advantages of their certificate and take all reasonable steps to achieve a full certificate of occupancy prior to the expiration of such temporary certificate of occupancy.

"f. The amortization schedule contained herein is reasonable, given the balance between the costs involved to the individual holders of such certificates and the general concerns for the public health, safety and welfare served by gradually eliminating all such temporary certificates of occupancy issued under standards which do not meet the current concerns addressed by the building regulations set forth herein.

"111.3.7 A violation of any of the provisions of this section 111.3 may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, and lead to the commencement of remedial action by the building department, pursuant to Sections 113 and 114 of this Code and all other available means of enforcement.

"111.3.7.1 All temporary certificates of occupancy which have been terminated or expired in accordance with this section 111.3 shall be subject to a notice of termination of temporary certificate of occupancy pertaining to the property in question, to be recorded in the records of the Summit County Clerk and Recorder."

(14) Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

"LOFT. A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.

"POTENTIAL SLEEPING ROOM. A room or space within a dwelling unit having a floor area, with 5 feet or more of ceiling height, of at least 70 square feet will be considered a sleeping room in accordance with the following:

"In a building defined as a dwelling or lodging house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an apartment house or hotel, any room or space having one of the following factors shall be considered a sleeping room:

"a. Has walls and doors to separate it from other habitable spaces.

"b. Meets the definition of a loft as amended by Summit County.

"c. Has a closet or similar provision for clothes storage.

"d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

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"Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2012 International Building Code, Section 1029, smoke detectors per Section 907, and carbon monoxide detectors per State of Colorado House Bill 09-1091.

"Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled."

- (15) Section 501.2 is amended by changing 4" to 5" and by adding the following sentence:

"The premise identification characters shall be reflective."

- (16) Section 718 is amended by adding two new subsections and an exception to read as follows:

"718.6 Factory-built fireplace enclosures. Combustible construction enclosing factory-built fireplaces with class 'A' chimneys shall be protected on the interior (fireplace) side by one-hour fire resistive construction.

"718.7 Factory-built chimney enclosures. Factory-built class 'A' chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) side by not less than one-hour fire resistive construction.

"Exception:

"The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof are not required to be enclosed. However if they are enclosed, the interior of the shaft shall be protected by one-hour fire resistive construction."

- (17) Section 901.5 is amended by adding a new subsection to read as follows:

"901.5.1 Special inspector required. All fire protection systems required by this code shall be reviewed at plan submittal, inspected and approved by an authorized representative of the fire department."

- (18) Section 908.7 is amended to comply with State of Colorado House Bill 09-1091.

- (19) Section 1503 is amended by adding a new subsection and an exception to read as follows:

"1503.7 Snow-shed barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

"Exception:

"Roof areas with a horizontal dimension of no more than 48 inches (1,219 mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface."

- (20) Section 1505.1 is amended to read as follows:

"1505.1 General. All roof coverings on new construction shall be Class A. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898."

- (21) Table 1505.1 and all footnotes to the table are hereby repealed in their entirety.

- (22) Section 1507.1 is amended by adding a new subsection to read as follows:

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"1507.1.1 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface."

(23) Section 1507.2.9.2 is hereby repealed in its entirety.

(24) Section 1507.3.3 is hereby repealed in its entirety.

(25) Section 1507.5.3 is hereby repealed in its entirety.

(26) Section 1507.6.3 is hereby repealed in its entirety.

(27) Section 1507.7.3 is hereby repealed in its entirety.

(28) Section 1507.8 is amended to read as follows:

"1507.8 Wood shingles. The installation of wood shingles shall comply with the provisions of this section."

(29) Table 1507.8 is hereby repealed in its entirety.

(30) Section 1507.8.3 is hereby repealed in its entirety.

(31) Section 1507.9 is amended to read as follows:

"1507.9 Wood shakes. The installation of wood shakes shall comply with the provisions of this section."

(32) Section 1507.9.3 is hereby repealed in its entirety.

(33) Section 1608.2 is amended to read as follows:

"1608.2 Snow loads. The loads to be used in determining the design snow loads for roofs shall be 100 pounds per square foot and for exterior balconies and decks shall be 125 pounds per square foot. There shall be no reduction for duration."

(34) Section 1809.5 is amended by the addition of the following sentence:

"Frost line of the locality is established as 40 inches below grade."

(35) Section 2113 is amended by the addition of the following subsections to read as follows:

"2113.21 Limitation on the type and number of devices. Solid fuel-burning devices that are not properly certified are prohibited in new construction. Outdoor wood fired hydronic heaters shall not be allowed. The number of certified solid fuel-burning devices that may be installed in newly constructed buildings shall not exceed the following limits:

"a. Apartments, condominiums, hotel/motel rooms, commercial and industrial buildings: no solid fuel-burning devices shall be allowed. One solid fuel-burning device shall be allowed in lobbies of hotels or motels or restaurants.

"b. In all buildings which are either occupied or have received a current and valid building permit prior to October 1, 1992, the installation of any solid fuel-burning device is prohibited if the resulting number of solid fuel-burning devices exceeds the limitations contained in this section. However, such limitations shall not apply to the replacement of a non-certified solid fuel-burning device with a certified solid fuel-burning device.

"CERTIFIED SOLID FUEL-BURNING DEVICE is a solid fuel-burning device which is certified by the Air Pollution Control Division of the Colorado Department of Public Health and Environment, or one that is approved by the building official as meeting the EPA Phase II 'certification' or 'qualification' standard. These standards shall be independently tested by an accredited laboratory to meet the particulate emissions of 7.5 grams per hour for noncatalytic solid fuel-burning devices, or 4.1 grams per hour for catalytic solid fuel-burning appliances. Masonry heaters shall be approved by the state or documentation shall be provided verifying

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that 'field test results' conducted by an EPA accredited laboratory show no violation of the existing 6.0 grams per kilogram emission standard per State Regulation No.4.

"NEW CONSTRUCTION, for the purpose of this section, is construction of a residential, commercial, industrial, agricultural or accessory building. This shall include any modifications, replacement or relocation of existing solid fuel-burning devices. However, modifications to solid fuel-burning devices shall not include repair, replacement or relocation of flue pipe.

"SOLID FUEL-BURNING DEVICES are any fireplace, stove, firebox, or other device intended and/or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

"2113.22 Factory built chimneys.

"a. Factory built chimneys shall be supported at intervals not to exceed 10 feet by wall straps or equivalent.

"b. Factory built chimneys shall have the outer wall of adjacent chimney sections fastened together by three sheet metal screws, installed approximately 120 degrees apart. Such fastenings shall be in addition to and not in lieu of those requirements mandated by the manufacturers' instructions, except when specifically prohibited by those instructions or the terms of their listing.

"Exception: Where approved manufacturers' locking bands are used.

"c. The points of termination of a factory built chimney shall not be within 10 inches vertically of the point of termination of any adjacent chimney or appliance vent within 24 inches horizontally. No factory built chimney shall terminate closer than 24 inches to combustible finish materials."

(36) Section 2303.1.1 is amended by adding the following paragraph:

"All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3<sup>rd</sup> party lumber grading or inspection agency may be accepted."

(37) Section 2901.1 is amended by deleting the reference to the International Private Sewage Disposal Code.

(38) Section 2902.2 Exception 2 is amended to read as follows:

"2902.2 Exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or less."

(39) Section 3109.4 is amended by the deletion of the exception.

(40) Section 3401.3 is amended by deleting the reference to the ICC Electrical Code, International Property Maintenance Code and the International Private Sewage Disposal Code.

(41) Section 3412.2 is amended to add the following date: "September 18, 1972."

(42) Section 3412.3.2 is amended by deleting the reference to the International Property Maintenance Code.

(43) Section 3412.4 is amended to read as follows:

"3412.4 Investigation and evaluation. For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section by a design professional licensed to practice in the State of Colorado."

(44) Section 3412.6 is amended by adding the following first paragraph.

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"The building owner shall cause the existing building to be evaluated in accordance with the provisions of this section by a design professional(s) licensed to practice in the State of Colorado."

- (45) Chapter 36. Amend the International Building Code to add a Chapter 36 to read exactly as set forth in Chapter 45 of the IRC, Fire Mitigation.

(Ord. 13-12a §1, 2014)

### **ARTICLE III Electrical Code**

[Sec. 18-3-10. Adoption.](#)

[Sec. 18-3-20. Copy on file.](#)

#### **Sec. 18-3-10. Adoption.**

The following standard code is hereby adopted by reference: The National Electrical Code, 2011 Edition, published by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, Massachusetts 02269-7471.

(Prior code 5-1-2B; Ord. 06-01 §1, 2006; Ord. 08-03, 2008; Ord. 11-10 §1, 2011)

#### **Sec. 18-3-20. Copy on file.**

At least one (1) copy of the National Electrical Code, certified to be a true copy, has been and is now on file in the office of the Building Official and may be inspected by any interested person during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 06-01 §1, 2006; Ord. 08-03, 2008)

### **ARTICLE IV Dangerous Buildings Code**

[Sec. 18-4-10. Adoption.](#)

[Sec. 18-4-20. Copy on file.](#)

[Sec. 18-4-30. Amendments.](#)

#### **Sec. 18-4-10. Adoption.**

The following standard code, as hereinafter amended, is hereby adopted by reference: the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California.

(Prior code 5-1-2D; Ord. 06-01 §1, 2006)

**Sec. 18-4-20. Copy on file.**

At least one (1) copy of the Uniform Code for the Abatement of Dangerous Buildings, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 06-01 §1, 2006)

**Sec. 18-4-30. Amendments.**

The following amendment is hereby adopted as hereinafter provided: Section 301, General, is hereby amended to change the definition of BUILDING CODE to read as follows:

"BUILDING CODE is the International Residential Code, published by the International Code Council, Inc., as adopted by this jurisdiction."

(Prior code 5-1-3D; Ord. 06-01 §1, 2006)

**ARTICLE V Fire Code**

[Sec. 18-5-10. Adoption.](#)

[Sec. 18-5-20. Bureau of Fire Prevention.](#)

[Sec. 18-5-30. Definitions.](#)

[Sec. 18-5-40. Storage of flammable or combustible liquids in new outside aboveground tanks.](#)

[Sec. 18-5-50. Amendments.](#)

[Sec. 18-5-60. Violations and penalties.](#)

**Sec. 18-5-10. Adoption.**

There is hereby adopted by the Town, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire and explosion, the International Fire Code, 2003 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, except as amended, modified or deleted hereinafter.

(Prior code 5-4-1; Ord. 06-01 §1, 2006)

**Sec. 18-5-20. Bureau of Fire Prevention.**

- (a) The adopted fire code shall be enforced by the Bureau of Fire Prevention in the Fire Department of the Red, White and Blue Fire Protection District, which is hereby established and which shall operate under the supervision of the Fire Chief.
- (b) The officer in charge of the Bureau of Fire Prevention shall be appointed by the Fire Chief on the basis of examinations to determine qualifications.
- (c) The Fire Chief may detail such members of the Fire Department as inspectors as shall from time to time be necessary. The Fire Chief shall recommend inspectors, who, when such authorization is

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made, shall be selected through an examination to determine their fitness for the position. The examination shall be open to the members and nonmembers of the Fire Department, and appointments made after examination shall be for indefinite terms with removal only for cause.

(Prior code 5-4-2)

### **Sec. 18-5-30. Definitions.**

- (a) Whenever the words Red, White and Blue Fire Protection District or Fire Department are used in this Chapter, they shall be held to mean the Red, White and Blue Fire Protection District.
- (b) Whenever the word jurisdiction is used in the adopted fire code, it shall be held to mean the Red, White and Blue Fire Protection District.
- (c) Whenever the term Corporation Counsel is used in the adopted fire code, it shall be held to mean the attorney for the Red, White and Blue Fire Protection District.

(Prior code 5-4-3)

### **Sec. 18-5-40. Storage of flammable or combustible liquids in new outside aboveground tanks.**

- (a) Storage limited. The limits referred to in Section 79.501 of the Uniform Fire Code in which the storage of flammable or combustible liquids is restricted are hereby established as follows: within the incorporated limits of the towns of Breckenridge and Blue River and unincorporated land within Summit County.
- (b) Exception. The following zoning districts within the unincorporated portions of Summit County are exempt from the provisions of Subsection (a) above: A-1 (Agricultural), I-1 (Industrial), M-1 (Mining) and NR-2 (Natural Resources, Public Lands).

(Prior code 5-4-4; Ord. 06-01 §1, 2006)

### **Sec. 18-5-50. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 1.103, Scope, is hereby amended by the addition of the following:

"(d) Alternative Decisions. In those instances where the Fire Chief is granted the authority to make various alternative decisions through the phrase 'or as approved by the Fire Chief,' the Fire Chief's decision shall be accompanied by adequate findings. These findings shall be in writing, shall indicate the justification for the decision and may include conditions necessary to preserve the health, safety and welfare of the community. A copy of the modification or alternative decision shall be on file with the RED, WHITE AND BLUE FIRE PROTECTION DISTRICT."

- (2) Section 2.303, Board of Appeals, is hereby deleted and amended by the addition of the following:

"(a) General. In order to determine the suitability of alternative materials and type of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a Board of Appeals. The Board of Appeals shall consist of the Board of Directors for the RED, WHITE AND BLUE FIRE PROTECTION DISTRICT."

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"The board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Fire Chief, with a duplicate copy to the appellant. The Fire Chief shall be an ex officio member and shall act as secretary of the board.

"Whenever the Fire Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of this code, or any code of another political entity which is enforced by the RED, WHITE AND BLUE FIRE PROTECTION DISTRICT as required by Section 32-1-1001(1)(d) or (3)(b), C.R.S., as amended, have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the Board of Directors for the RED, WHITE AND BLUE FIRE PROTECTION DISTRICT within thirty (30) days from the date of the decision appealed.

"(b) Limitations of Authority. The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

"Orders to comply issued under the authority of Section 32-1-1002(3)(c), C.R.S., as amended, shall be appealed to District Court as provided by state statute."

- (3) Portions of Section 4.108, Permits, are hereby amended to read as follows:

"A permit shall be obtained from the Bureau of Fire Prevention prior to engaging in the following activities, operations, practices or functions. Permits required by this section shall expire on a specified date or be nonexpiring. Any governmental entity of the State of Colorado shall obtain a permit, but shall not be subject to any fees. Each permit required by this section shall be subject to a \$25.00 fee.

"b.1. Bonfires or rubbish fires. To kindle or authorize the kindling or maintenance of bonfires or rubbish fires - See Section 11.101. No fee required.

"f.3. Flammable or combustible liquids and tanks. A. To store, handle or use Class I liquids in excess of 10 gallons in a building or in excess of 10 gallons outside of any building, except that a permit is not required for the following:"

- (4) The below portions of Section 4.108, Permits, are hereby deleted:

"c.1. Candles and open flames in assembly areas.

"o.2.B. Open-flame devices in marinas.

"p.1. Parade floats.

"t.1. Tank vehicles.

"w.2. Welding and cutting operations."

- (5) Section 9.105, Definitions, is hereby amended by the addition of the following:

"CENTRAL STATION SERVICE. A system, or group of systems, in which the operations of circuits and devices are signaled automatically to, recorded in, maintained and supervised from an approved central station having competent and experienced observers and operators who shall, upon receipt of a signal, take such action as shall be required by the 1987 edition of National Fire Protection Association (NFPA) Standard 71 and the 1986 edition of NFPA Standard 72C. Such systems shall be controlled and operated by a person, firm or corporation whose principal business is the furnishing and maintaining of supervised signaling service."

- (6) Section 9.115, Definitions, is hereby amended by the addition of the following terms:

"MONITORED is the sending of fire alarm signals using circuits installed in accordance with the 1987 edition of National Fire Protection Association Standard 71 to transmit alarm, supervisory and trouble signals from one or more protected premises to an approved remote station monitoring center at which appropriate action is taken.

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"REMOTE STATION MONITORING CENTER. An office to which remote alarm and supervisory signaling devices are connected, and where personnel are in attendance at all times to supervise the circuits and investigate signals. A remote station monitoring center shall include central station service.

"REMOTE STATION MONITORING CENTER, DEALER. Any individual, partnership, corporation or other entity engaged in the selling of central station services for a remote station monitoring center. A remote station monitoring center dealer may also investigate signals for a remote station monitoring center.

"SUPERVISED, as it applies to premise wiring, is any electrical circuit having a trouble signal which indicates the occurrence of a single open or a single ground fault, on any installation wiring circuit, that would prevent proper alarm operation."

- (7) Section 10.203, Hydrant Use Approval, is hereby deleted and amended by the addition of the following:

"No person shall use or operate any hydrant or other valves installed on any water system intended for use by the Fire Chief for fire suppression purposes and which is accessible to any public highway, alley or private way open to or generally used by the public, unless such person first secures permission from the fire department and the water department having jurisdiction. This section does not apply to the use of a hydrant or other valves by a person or agent employed by and authorized to make such use by the water company which supplies water to such hydrants or other valves."

- (8) Section 10.207, Fire Apparatus Access Roads, is hereby deleted and amended by the addition of the following:

"(c) Width. Where Town or county road standards exist, fire apparatus access roads shall meet those standards. Where no standards exist, the minimum unobstructed width of a fire apparatus access road shall be not less than 24 feet or as approved by the Fire Chief."

- (9) Section 10.208, Premises Identification, is hereby deleted and amended by the addition of the following:

"(a) General. Approved characters which identify addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be affixed to the side of the building which faces the street or road from which the building is addressed.

"EXCEPTION: Address characters may be affixed to a sign or post located adjacent to the street or road from which the building is addressed.

"Buildings located 150 feet or more from the edge of the street or road shall provide roadside address characters. The address characters may be affixed to either a sign or post. The roadside address characters shall be less than 25 feet from the edge of the road.

"(b) Graphics. The color of address characters shall be in high contrast with their background. Characters shall be 5 inches or more in height.

"Alternative building address signage may be approved by the Fire Chief.

"(c) Street or Road Signs. When required by the Fire Chief, a street or road shall be identified with approved signs."

- (10) Section 10.209, Key Box, is hereby amended by the addition of the following:

"All buildings, except one- and two-family dwellings, that a fire alarm or automatic extinguishing system has been installed in, shall have a key box installed for fire department use. Keys necessary for operation of such systems and keys necessary for controlled access to such systems will be made available before occupancy of the building and maintained thereafter.

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"A key box may be required at each entrance into a building. Fire command centers may also be required to install an approved key vault capable of being dual locked."

- (11) Section 10.301, Installation, is hereby deleted and amended by the addition of the following:

"(c) Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. When any portion of the building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the building, there shall be provided, when required by the Fire Chief, on-site hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed system capable of providing the required fire flow. In setting the requirement for fire flow, the Fire Chief shall be guided by the provisions in Appendix III-A of this code, as amended.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or on the site of the premises to be protected as required and approved by the Fire Chief. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.

"(d) Fire Hydrant Markers. When required by the Fire Chief, hydrant locations shall be identified by the installation of reflective markers.

"(e) Timing of Installation. When fire protection facilities are to be installed by the developer, such facilities, including all surface access roads, shall be installed and made serviceable prior to and during the time of construction. When alternative methods of protection, as approved by the Fire Chief, are provided, the above may be modified or waived.

"(f) Approval and Testing. All fire alarm systems, fire hydrant systems, fire-extinguishing systems (including automatic sprinklers), wet and dry standpipes, basement inlet pipes and other fire-protection systems and appurtenances thereto shall meet the approval of the fire department as to installation and location and shall be subject to such periodic tests as required by the Fire Chief. Plans and specifications shall be submitted to the fire department for review and approval prior to construction.

"(g) Maximum Fire Flow. All buildings that exceed a 3,500 G.P.M. fire flow shall be provided with an automatic sprinkler system throughout."

- (12) Section 10.302, Maintenance, is hereby deleted and amended by the addition of the following:

"(a) General. All sprinkler systems, fire hydrant systems, standpipe systems, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke-removal systems, emergency lighting, exit lights and other fire-protective or extinguishing systems or appliances shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. Fire-protective or extinguishing systems coverage, spacing, specifications and any repairs or servicing shall be maintained in accordance with recognized standards at all times. Such systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever any building so equipped is altered, remodeled or added to.

"Exception: Systems not required by this or any other code need not be extended, altered nor augmented.

"Plans and specifications, in accordance with recognized standards, for all additions and alterations shall be submitted to the fire department for review and approval prior to construction.

"(b) Systems in high-rise buildings. The building owner shall be responsible for assuring that the fire and life safety systems required by Sections 1807 and 1907 of the Uniform Building Code shall be maintained in an operable condition at all times. Unless otherwise required by the Fire Chief, annual tests of such systems shall be conducted by qualified persons approved by

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the Fire Chief. A written record shall be maintained and be made available to the inspection authority.

"(c) Sprinkler valves. In addition to other provisions of this code, all sprinkler system control valves shall be maintained open by an approved fire department lock and chain in addition to a supervised tamper switch.

"(d) Elevators. All elevators shall be constructed and maintained as set forth in Chapter 51 of this Uniform Building Code.

"Elevators may use a telephone to meet the requirement for two-way communication between the elevator and a constantly attended location outside the hoistway. When a telephone is used, the person shall not have to perform any action other than lifting the receiver and waiting for someone to answer the call."

- (13) Section 10.305, Installation of Fixed Fire Protection System, is hereby deleted and amended by the addition of the following:

"(d) Standards. Fire-extinguishing systems shall comply with the 1987 edition of National Fire Protection Association (NFPA) Standard 13, including Appendix A; the 1984 edition of NFPA Standard 130; the 1988 edition of NFPA Standard 13-R and the 1986 edition of NFPA Standard 14.

"EXCEPTION: Automatic sprinkler systems may be connected to the domestic water supply main when approved by the Fire Chief, provided the domestic water supply is of adequate pressure, capacity and sizing for the combined domestic and sprinkler requirements. In such case, the sprinkler system connection shall be made between the public water main or meter and the building shutoff valve, and there shall not be intervening valves or connections. The fire department connection may be omitted when approved by the fire department.

"(e) Control Valves. Separate automatic sprinkler system control valves on each floor, story or portion thereof may be required by the Fire Chief.

"(f) Labeling. All labels required by or used in conjunction with automatic fire extinguishing systems shall be approved. Labels shall be durable, permanent and have lettering contrasting with the background. More than one label may be required depending on the installation. The proposed labeling shall be submitted for review along with the plans and specifications prior to installation."

- (14) Section 10.306.(b), Installation of Fixed Fire Protection System, is hereby amended by the addition of the following:

"5. An automatic sprinkler system shall be installed in parking garages when portions of the garage are greater than 75 feet from any vehicular entrance."

- (15) Section 10.306, Automatic Fire-extinguishing Systems, is hereby amended to read as follows:

"(c) Group A Occupancies.

"1. Drinking and/or Dining. An automatic sprinkler system shall be installed in areas used for drinking and/or dining, and accessory uses where the total occupant load of such rooms and accessory uses is 50 or more."

- (16) Section 10.307, Sprinkler System Monitoring, is hereby deleted and amended by the addition of the following:

"All required automatic sprinkler systems shall be monitored by an approved remote station monitoring center.

"EXCEPTION: Buildings with only sprinklered trash chutes."

- (17) Section 10.309, Standpipes, is hereby amended to read as follows:

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"(a) General. Standpipes shall comply with the requirements of this section and the 1986 edition of National Fire Protection Association Standard 14.

"(b) Where Required. Standpipe systems shall be provided as set forth in Table No.1 0.309.

"(c) Location of Class I Standpipes. There shall be a Class I standpipe outlet connection at every floor-level landing of every stairway above or below grade and on each side of the wall adjacent to the exit opening of a horizontal exit. Outlets at stairways shall be located within the exit enclosure or, in the case of smoke-proof enclosures, within the vestibule or exterior balcony, giving access to the stairway."

- (18) Section 10.309, Table No. 10.309, No. 2, Standpipe Requirements, is hereby amended to read as follows:

"2. Occupancies 3 or more stories but less than 150 feet in height, except Group R, Div. 3.

"Note 7: Hose cabinets for these requirements shall be installed at time of construction. The Fire Chief may approve the elimination of hose and require an approved A.B.C. extinguisher in its place.

"Note 8: In three-story buildings where no more than six individual dwelling units are directly served by a stairway and sufficient emergency vehicle access is provided, the standpipe may be eliminated."

- (19) Section 10.402, Fire Assembly for Protection of Openings, is hereby amended by the addition of the following:

"When required by the Fire Chief, a sign shall be permanently displayed on all doors accessing rooms deemed necessary for emergency recognition, including electrical, mechanical, boiler, main sprinkler valve, fire alarm panel, fire command center and any other room. The color and design of the lettering shall be in high contrast with the background. Words shall be in letters not less than 1 inch high."

- (20) Section 11.405, Maintenance of Chimneys and Heating Appliances, is hereby amended by the addition of the following:

"Chimneys and fireboxes for wood-burning appliances shall be inspected annually to ensure adequate draft, clearance, soundness and freedom from combustible deposits. A certificate of inspection in a form acceptable to the fire department shall be forwarded to the Fire Chief upon completion.

"EXCEPTION. Group R, Division 3 and Group M Occupancies."

- (21) The third paragraph of Section 12.101, Maintenance of Exits, is hereby deleted and amended by the addition of the following:

"Exits conforming to the requirements of the Building Code under which they were constructed may be considered as complying exits if, in the opinion of the Fire Chief, they do not constitute a distinct hazard to life. The requirements of Chapter 33 of the Uniform Building Code and the required fire-resistive rating of walls, ceilings and openings that are part of an exit shall be maintained."

- (22) Section 12.104, Doors, is hereby amended by the addition of the following Exception 3:

"3. In Group B Occupancies with an occupant load of less than 300, manually operated edge- or surface-mounted flush bolts and surface bolts may be used on one leaf of a pair of doors on the main exit. There shall be a readily visible, durable sign on, or adjacent to, these doors stating BOTH DOOR LEAVES TO REMAIN UNLOCKED DURING BUSINESS HOURS. This sign shall be in letters not less than 1 inch high on a contrasting background. The use of this Exception may be revoked by the Fire Chief or Building Official for due cause."

- (23) Section 12.107, Exit Illumination, is hereby deleted and amended by the addition of the following:

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"(a) General. Exit illumination shall be provided and maintained in accordance with the Building Code. Exits shall be illuminated when the building or structure is occupied.

"Fixtures required for exit illumination shall be supplied from separate sources of power where required by Subsection (c).

"(b) Emergency Power Equipment. Equipment providing emergency power for exit illumination and exit signs shall be maintained in an operable condition.

"(c) Separate Sources of Power. The power supply for exit illumination shall normally be provided by the premises' wiring system. In the event of its failure, illumination shall be automatically provided from an emergency system for Group I, Division 1 Occupancies and for all other occupancies where the occupant load served by the exiting system exceeds 50.

"For high-rise buildings, see Uniform Building Code Section 1807. For smoke-proof enclosures, see Uniform Building Code Section 3310(g)9.

"Emergency systems shall be supplied from storage batteries or an on-site generator set, and the system shall be installed in accordance with the requirements of the Electrical Code."

- (24) The second paragraph of Section 14.101, Scope, is hereby deleted and amended by the addition of the following:

"Fire alarm systems shall be in accordance with this section and fire department policy. For the purposes of this section, area separation walls shall not define separate buildings."

- (25) Section 14.103, General Requirements, is hereby amended by the addition of the following:

"(b) System Design. Fire alarm systems, automatic fire detectors, emergency voice/alarm communications systems and notification devices shall be designed, installed and maintained in accordance with the 1987 edition of National Fire Protection Association (NFPA) Standard 72A, 1986 edition of NFPA Standard 72C, 1984 edition of NFPA Standard 72E, 1985 edition of NFPA Standard 72H, 1987 edition of NFPA Standard 70, Article 760 and other nationally recognized standards."

- (26) Section 14.104, Required Installations, is hereby deleted and amended by addition of the following:

"(a) General. An approved fire alarm system shall be installed when required by this section.

"(b) Type of System. A manual or automatic fire alarm system or both shall be installed in occupancies in accordance with the following:

"1. A manual fire alarm system shall be installed in:

"A. Group H Occupancies used for the manufacture of organic coatings.

"B. Group H, Division 6 Occupancies as set forth in Article 51.

"2. A manual and automatic fire alarm system shall be installed in:

"A. Group A Occupancies.

"EXCEPTION: Group A occupancies protected by an approved automatic fire sprinkler system need not provide automatic fire alarm protection in the assembly rooms.

"B. Group B, Division 2 Occupancies as set forth in Chapter 33 of the Building Code.

"C. As set forth in Article 81 of this code.

"D. Group E Occupancies having more than 50 occupants.

"E. Group I Occupancies.

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### "F. Group R, Division 1 Occupancies specified in Subsection (c).

"(c) Group R, Division 1 Occupancies. A manual and automatic fire alarm system shall be installed in apartment houses three or more stories in height or containing more than 15 dwelling units and in hotels three or more stories in height or containing 20 or more guest rooms.

"EXCEPTIONS: 1. A fire alarm system need not be installed in buildings not over two stories in height when all individual dwelling units and contiguous attic and crawl spaces are separated from each other and from public or common areas by at least one-hour fire-resistive occupancy separations and each individual dwelling unit or guest room has direct exit at grade level to a public way, exit court or yard.

"Alarm systems for Group R, Division 1 Occupancies shall consist of not less than an approved and listed system-type initiating device installed in accordance with the manufacturer's instructions. When activated, such detectors shall initiate an alarm which is audible throughout the building.

"An approved and listed system-type initiating device shall be installed within common areas such as recreational rooms, laundry rooms and furnace rooms of buildings containing Group R, Division 1 Occupancies.

"The detectors shall be installed on the ceiling or wall of such rooms in accordance with the manufacturer's installation instructions and, when activated, shall initiate an alarm which is audible throughout the building.

"(d) High-Rise Office Buildings and Group R, Division 1 Occupancies. A fire alarm and communication system complying with the provisions of Section 1807 of the Building Code shall be installed in:

"1. Group B, Division 2 office buildings 5 or more stories in height.

"2. Group R, Division 1 Occupancies 5 or more stories in height.

"(e) Smoke Detectors in Dwelling Units and Guest Rooms. Smoke detectors shall be installed as required by UBC Section 1210(a) in dwelling units and hotel or lodging house guest rooms. Detectors may not be interconnected into a fire alarm system.

"(f) Group R, Division 3 Occupancies. Any owner, agent or lessee of a Group R, Division 3 occupancy who chooses or is required to install a monitored automatic fire alarm system shall comply with the requirements of this subsection.

"Monitoring of automatic fire alarm systems shall be by an approved remote station monitoring center meeting the requirements of Section 14.110.

"1. General Requirements. The fire alarm system shall meet the general requirements of Section 14.102.

"A. Standards: The standard for installation of these systems shall be the 1984 edition of the National Fire Protection Association (NFPA) Standard 74.

"B. Supervision. The fire alarm system shall be supervised. Removal of the signal circuit or loss of power to any initiating device shall cause a system trouble signal in the home and/or at an approved remote station monitoring center.

"2. Transponder alarm codes. A distinct and separate code for each fire alarm signal shall be provided. Signals with messages requiring interpretation are prohibited. A reset code shall be transmitted when the alarm or trouble condition is cleared.

"3. Key reset. A key reset switch shall be provided on the exterior of the dwelling in a location approved by the Fire Chief. The key switch shall be coded to the fire department key box system. The location of the key reset shall be indicated on the plans submitted for review.

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"EXCEPTION: Residences not provided with a key reset switch shall contract with an approved remote station monitoring center or remote station monitoring center dealer to investigate signals. The arrival time of the maintenance personnel shall not exceed 20 minutes.

"Alternative means of determining the validity of an alarm or for providing access may be approved by the Fire Chief.

"4. Exterior Visual Signal. A flashing red light shall be installed above the key reset switch. The light shall activate on all fire alarm signals, except trouble, and stop when reset.

"5. Interior Audible Signal. Every initiating device shall cause the sounding of a fire alarm signal which shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. The tests of audibility level shall be conducted with all household equipment which may be in operation at night in full operation."

(27) Section 14.105, Special Provisions, is hereby deleted and amended by the addition of the following:

"(a) Monitoring. All required fire alarm systems shall be monitored by an approved remote station monitoring center."

(28) Section 14.109, Emergency Fire Alarm Inspections, is hereby amended by the addition of the following:

"(a) General. All fire alarm systems shall be subject to the provisions of this section. It shall be the responsibility of the Fire Department to inspect and determine the cause of all fire alarms.

"All fire alarms shall be categorized and a written report made which justifies the determination.

"(b) Definitions. The following definitions are applicable only to this section:

"ALARM SYSTEM. A combination of approved compatible devices with the necessary electrical interconnection and energy to produce an alarm signal in the event of fire or system activation controlled from a fire control location.

"EMERGENCY ALARM INSPECTION. An inspection to determine the cause of any fire alarm signal. A written report shall be provided to the responsible party detailing the results of the emergency alarm inspection. Any fire alarm requiring a fire department response will be given an emergency alarm inspection.

"EMERGENCY ALARM INSPECTION FEE. When any alarm system exceeds the allowable number of Category II alarms, the fire department shall assess an emergency alarm inspection fee upon the premises.

"FIRE ALARM SIGNAL. A signal indicating an emergency requiring immediate action, as an alarm for fire from a manual box, smoke detector, heat detector, a water flow alarm, an automatic fire alarm system, tamper alarm, trouble alarm or other emergency signal as defined by the fire department. Fire alarm signals shall be classified as follows:

"CATEGORY I ALARMS. Any alarm requiring a fire department response where the system operated properly under the following conditions. These alarms shall not be assessed a fee.

"1. Malicious.

"A. Any alarm caused by a malicious or mischievous action.

"B. An elevator alarm with no extrication required.

"2. Accidental. Any alarm caused by the following:

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"A. A guest or circumstances beyond the control of management.

"B. An accidental smoke or fire condition.

"C. A sprinkler system activated by a nonfire circumstance.

"CATEGORY II ALARMS. Any alarm requiring a fire department response under the following conditions. These alarms shall be termed 'unnecessary' and will be assessed a fee after exceeding the allowable limits.

"1. System Malfunction. Any alarm caused by the failure, lack of maintenance, improper maintenance or installation of the alarm system equipment, hardware or wiring.

"2. User Error. The act or omission of an agent, employee or contractor of the management. Failure by a remote station monitoring center shall be considered a user error.

"3. Undetermined Cause. Any alarm which, after its investigation by the fire department (with input from interested parties) has no apparent cause.

"FIRE ALARM CONTRACTOR. Any individual, partnership, corporation or other entity engaged in the selling, designing, leasing, renting, maintaining, servicing, repairing, testing, altering, moving or installing of any alarm system for an alarm owner.

"FIRE CONTROL LOCATION. The control point of a fire alarm system. This may include single or multiple fire alarm control panels at a single point or a fire command center.

"LETTER OF CERTIFICATION. A letter stating that the alarm system has been inspected by an alarm contractor and conforms to the requirements of the adopted fire code, as amended, nationally recognized standards and the installation instructions of the equipment manufacturer. This letter, in a form acceptable to the fire department, shall also identify the alarm contractor, the owner of the alarm system, the address of the alarm system, the date of certification, the reason for the certification and corrections made.

"(c) Performance Standards. The intent of this section is to reduce or eliminate unnecessary fire alarms. Therefore, this section establishes reasonable standards of performance and the corrective actions that will be taken to enforce compliance with these standards.

"1. It shall be the duty of the fire alarm system owner to maintain, repair or correct a system generating unnecessary alarms. The owner is also responsible for educating all persons, whether employees or contract agents, who may affect the performance of the alarm system.

"2. All alarm systems shall be afforded a thirty-day adjustment period commencing with the fire department date of acceptance of the fire alarm system. The adjustment period is provided so that the system can be brought to maximum reliability. The emergency alarm inspection fee will not be assessed during this adjustment period.

"3. Owners or designated agents of alarm systems in violation of fire department policy and this section shall be charged an emergency alarm inspection fee.

"A. Excessive Alarm Rate. Any alarm system found to have more Category II alarms within a calendar year than allowed by RED, WHITE AND BLUE FIRE PROTECTION DISTRICT Resolution, excluding the thirty-day adjustment period, shall be considered in violation of this section.

"B. Inspection Fee. Pursuant to Section 32-1-1002(1)(e)(II), C.R.S., as amended, an emergency alarm inspection fee, as determined by RED, WHITE AND BLUE FIRE PROTECTION DISTRICT Resolution, shall be assessed to the owner or designated agents of any alarm system in violation of this section.

"When a Category II emergency alarm inspection fee has been assessed, the property owner or his designated representative shall be responsible for paying the

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fee determined by the RED, WHITE AND BLUE FIRE PROTECTION DISTRICT Resolution.

"Upon assessment, the emergency alarm inspection fee shall constitute a perpetual lien upon the property pursuant to Section 32-1-1001(1)(j), C.R.S., as amended.

"The RED, WHITE AND BLUE FIRE PROTECTION DISTRICT may, in its discretion, waive any portion or all of such fee.

"C. Re-Evaluation of Findings. If the alarm system owner, or his agent, can provide proof of cause within 2 working days from the alarm time, the fire department will re-evaluate the assessment.

"D. Rebate Eligibility. Within 30 days following any alarm in violation of this section, the owner may provide the fire department with a letter of certification or service order indicating repairs have been made and then be eligible to receive a 50 percent rebate on the emergency alarm inspection fee.

"E. Failure to Pay Fee. Owners of alarm systems more than 90 days in arrears for emergency alarm inspection fees shall have a perpetual lien placed against the property pursuant to Section 32-1-1001(1)(j), C.R.S., as amended.

"4. The owner of an alarm system generating unnecessary fire alarms may be required to meet with the Fire Chief, or his representative, and the alarm contractor responsible, for the purpose of determining the cause(s) and the solution(s) to the problem(s).

"(d) Adoption of Fees. The RED, WHITE AND BLUE FIRE PROTECTION DISTRICT shall, by resolution, adopt an emergency alarm inspection fee, together with a policy for handling Category II alarms in excess of the allowable number. Copies of the policy shall be provided to the County of Summit and appropriate municipalities."

(29) Section 14.110, Remote Station Monitoring Center, is hereby amended by the addition of the following:

"(a) General. Remote Station Monitoring Centers, including dealers, that notify the fire department communication center of fire alarm signals shall comply with the requirements of this section.

"(b) Definition. The following definitions are applicable only to this section:

"APPROVED. An approved remote station monitoring center is one which complies with the requirements of this section.

"(c) Notification and Terminology. The notification procedure and terminology used shall be determined by the fire department.

"(d) List of Subscribers. Quarterly, a list of subscribers shall be provided in a form acceptable to the fire department.

"(e) Subscriber Information. Information relative to the fire alarm system shall be provided. The required information shall be approved prior to the sending of any signals to the fire department communications center. The fire department shall be provided with written updates whenever any changes are made to the subscriber information. Subscriber information shall be submitted in a form acceptable to the fire department.

"The information required shall include the property name and owner, physical address, mailing address, premise telephone number, fire alarm signals monitored and their description, names of responsible parties and their telephone numbers.

"(f) Monthly Report. Monthly, a report of all signals received showing date, type and location shall be provided to the fire department in a form acceptable to it.

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"(g) Termination of Service. Properties with monitored fire alarm systems shall not have their service terminated without twenty-four-hour written notification to the fire department.

"(h) Test Status. The placing of a fire alarm system on test status or going offline and then online automatically, without first verifying the current status of the system with an on-site representative is prohibited."

- (30) Section 24.101, Airports, Heliports and Helistops, is hereby deleted and amended by the addition of the following:

"This article shall apply to all airports, heliports, helistops and aircraft hangars. All airports, heliports and helistops shall also provide for the level of protection prescribed in the 1988 edition of National Fire Protection Association Standard 403 and the 1984 edition of National Fire Protection Association Standard 414."

- (31) Section 79.902(e) is hereby amended to read as follows:

"(e) Class I liquids shall not be dispensed or transferred within a service station building, except as provided in Section 79.903(d). Class II and Class III-A liquids may be dispensed in lubrication or service rooms of a service station building, provided that the heating equipment complies with Section 79.906 and electrical equipment complies with Section 79.905. Delivery of any Class I, II or III-A liquid shall not be made into portable containers unless such container is of approved material and construction, having a tight closure with screwed or spring cover, so designed that the contents can be dispensed without spilling."

- (32) The first sentence of Section 79.1007, Division X, Storage of Flammable and Combustible Liquids on Farms and Construction Projects, is hereby amended by the addition of the following:

"(g) Tanks for Gravity Discharge. Tanks for use on farms/ranches with a connection in the bottom or the end for gravity-dispensing liquids shall be mounted and equipped as follows:

"1. Supports to elevate the tank for gravity discharge shall be of adequate strength and design to provide stability.

"2. Bottom or end openings for gravity discharge shall be equipped with a valve located adjacent to the tank shell which will close automatically in the event of fire through the operation of an effective heat-actuated releasing device. If this valve cannot be operated manually, it shall be supplemented by a second manually operated valve. The gravity discharge outlet shall be provided with an approved hose equipped with a self-closing valve at the discharge end of a type that can be padlocked to its hanger."

- (33) Appendix II-C, Marinas, Section 5, is hereby amended to read as follows:

### "5. FIRE-PROTECTION EQUIPMENT.

"All piers, wharves, floats with facilities for mooring or servicing five or more vessels, and marine service stations shall be equipped with fire protection equipment as follows:

"(a) All portions of floats exceeding 250 feet in distance from fire apparatus access and marine service stations shall be provided with an approved dry standpipe system installed in conformity with applicable standards set forth in the 1986 edition of the National Fire Protection Association Standard 14 and Article 10 of this code.

"1. At the shore end, the waterline shall be equipped with a single 2½-inch fire department connection.

"2. Waterlines shall normally be dry where area is subject to freezing temperatures."

- (34) Appendix III-A, Table No. III-A-A, Fire-flow Guide for Buildings Other than One- and Two-Family Dwellings, is hereby amended by the addition of the following:

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"TABLE NO. III-A-A  
 FIRE-FLOW GUIDE FOR BUILDINGS OTHER THAN  
 ONE- AND TWO-FAMILY DWELLINGS

CONSTRUCTION TYPE

FIRE FLOW (Gallons Per Minute)	I II-F.R.	II ONE-HR. III ONE-HR.	IV-H.T. V-ONE-HR.	II-N III-N	V-N
500	3,300	1,900	1,200	1,000	500
750	6,600	3,700	2,400	1,900	1,100
1,000	10,900	6,100	3,900	2,900	1,700
1,250	16,200	9,100	5,800	4,400	2,600
1,500	22,700	12,700	8,200	5,900	3,600
1,750	30,200	17,000	10,900	7,900	4,800
2,000	38,700	21,800	12,900	9,800	6,200
2,250	48,300	24,200	17,400	12,600	7,700
2,500	59,000	33,200	21,300	15,400	9,400
2,750	70,900	39,700	25,500	18,400	11,300
3,000	83,700	47,100	30,100	21,800	13,400
3,250	97,700	54,900	35,200	25,900	15,600
3,500	112,700	63,400	40,600	29,300	18,000
3,750	128,700	72,400	46,400	33,500	20,600
4,000	145,900	82,100	52,500	37,900	23,300

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4,250	164,200	92,400	59,100	42,700	26,300
4,500	183,400	103,100	66,000	47,700	29,300
4,750	203,700	114,600	73,300	53,000	32,600
5,000	225,200	126,700	81,100	58,600	36,000
5,250	247,700	139,400	89,200	65,400	39,600
5,500	271,200	152,600	97,700	70,600	43,400
5,750	295,900	166,500	106,500	77,000	47,400
6,000	UNLIMITED	UNLIMITED	115,800	83,700	51,500
6,250	"	"	125,500	90,600	55,700
6,500	"	"	135,500	97,900	60,200
6,750	"	"	145,800	106,800	64,800
7,000	"	"	156,700	113,200	69,600
7,250	"	"	167,900	121,300	74,600
7,500	"	"	179,400	129,600	79,800
7,750	"	"	191,400	138,300	85,100
8,000	"	"	UNLIMITED	UNLIMITED	UNLIMITED"

(35) Appendix IV-D, Reference Tables, from the Uniform Building Code is hereby amended by the addition of the following:

"a. 1988 Uniform Building Code, Table 9-A, Exempt Amounts of Hazardous Materials, Liquids and Chemicals Presenting a Physical Hazard.

"b. 1988 Uniform Building Code, Table 9-B, Exempt Amounts of Hazardous Materials, Liquids and Chemicals Presenting a Health Hazard.

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"c. 1988 Uniform Building Code, Table 9-C, Distance From Property Lines, Wall and Opening Protection Based on Location on Property.

"d. 1988 Uniform Building Code, Table 9-D, Minimum Distances For Storage of Explosive Materials.

"e. 1988 Uniform Building Code, Table 9-E, Required Detached Storage."

(Prior code 5-4-5; Ord. 06-01 §1, 2006)

### **Sec. 18-5-60. Violations and penalties.**

Any person violating any of the provisions of this Chapter shall have his or her license and/or permit revoked or suspended, may be deemed guilty of a misdemeanor and shall be punished as provided in Section 1-4-20 of this Code.

(Prior code 5-4-6; Ord. 06-01 §1, 2006)

## **ARTICLE VI Energy Conservation Code**

[Sec. 18-6-10. Adoption.](#)

[Sec. 18-6-20. Copy on file.](#)

[Sec. 18-6-30. Amendments.](#)

### **Sec. 18-6-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Energy Conservation Code, 2012 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §5, 2014)

### **Sec. 18-6-20. Copy on file.**

At least one (1) copy of the International Energy Conservation Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §5, 2014)

### **Sec. 18-6-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section C101.1 is amended by adding the name "Town of Blue River."
- (2) Table R402.1.1 is amended to add a Footnote "j" as set forth in IRC Amendment N1102.1.1.
- (3) Table R402.1.1 Footnote d is amended to read as follows:

"d R-10 shall be required under the entire heated slab."

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- (4) Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.
- (5) Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.
- (6) Section R402.4.1.2 Testing is amended to add the following exception:

"Exception:  
"Projects that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist."
- (7) Section 101.1 is amended by adding the name "Town of Blue River."
- (8) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (9) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (10) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (11) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (12) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (13) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (14) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (15) Section 106.6 is amended to add a new subsection:

"106.6.4 Reinspections, to read exactly as set forth in IBC amendment 109.7."
- (16) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (17) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (18) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth per IBC 113.
- (19) Section 303.2 Hazardous locations is amended to add a sentence to read as follows:

"303.2 Hazardous locations. All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application."
- (20) Section 303.3 Prohibited locations is amended by deleting Exceptions 3 and 4.
- (21) Section 304.11 #8 is amended to read as follows:

"8. Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level."
- (22) Section 406.4.1 Test pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1.
- (23) Section 501.8 Equipment not required to be vented is amended by deleting Exceptions 8 and 10.
- (24) Section 503.8 Venting system termination location is amended to add a sentence that reads as follows (applicable to items 2 and 3):

"The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level."

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- (25) Section 506 Factory-built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.
- (26) Section 602.1 is amended to read as follows:
- "602.1 General. Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions."
- (27) Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection 602.4 Gas logs to read exactly as set forth in as IRC Amendment G2432.
- (28) Section 603.1 is amended to read as follows:
- "603.1 General. Log lighters are prohibited."
- (29) Section 618.4 is amended by adding a new subsection as follows:
- "618.4.1 Outside air sources. Outside air shall not be obtained from an exterior opening within 36-inches of finished ground level."
- (30) Section 621 Unvented room heaters is hereby repealed in its entirety.
- (31) Section 634 is hereby repealed in its entirety.

(Ord. 13-12a §5, 2014)

### **ARTICLE VII Residential Code**

[Sec. 18-7-10. Adoption.](#)

[Sec. 18-7-20. Copy on file.](#)

[Sec. 18-7-30. Amendments.](#)

#### **Sec. 18-7-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Residential Code, 2012 Edition, including Appendix Chapters, F, G and K, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §2, 2014)

#### **Sec. 18-7-20. Copy on file.**

At least one (1) copy of the International Residential Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §2, 2014)

#### **Sec. 18-7-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section R101.1 is amended by adding the name "Town of Blue River."

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- (2) Section R101.2 Exception #1 is amended to read as follows:
- "R101.2 Exception #1. Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one- and two-family dwellings or townhouses."
- (3) Section R101.2 Exception #2 is hereby deleted in its entirety.
- (4) Section R102.7 Existing structures is amended by deleting the reference to the Property Maintenance Code.
- (5) Section R103.2 Appointment is amended to read exactly as set forth in IBC amendment 103.2.
- (6) Section R103.3 Deputies is amended to read exactly as set forth in IBC amendment 103.3.
- (7) Section R104.8 Liability is amended by adding an additional first paragraph to read exactly as set forth in IBC amendment 104.8.
- (8) Section R105 is amended by adding a subsection that reads exactly as set forth in IBC amendment 105.8.
- (9) Section R105.5 Expiration is amended to read exactly as set forth in IBC amendment 105.5.
- (10) Section R106.1 Submittal documents, the first paragraph is amended to read as follows:
- "R106.1 Submittal documents. Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents, to include structural analysis, shall be prepared by a registered design professional. The building official may waive the requirement for a design professional when it is found that the nature of the work is such that a design professional is not necessary to obtain compliance with the code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional."
- (11) Section R108.2 Schedule of permit fees is amended to read exactly as set forth in IBC amendment 109.2.
- (12) Section R108.6 Work commencing before permit issuance is amended to read as follows:
- "108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to fees for a doubling of required permit fees."
- (13) Section R109 Inspections is amended by adding a new subsection to read as set forth in IBC amendment 110.7.
- (14) Section R110.4 Temporary occupancy is amended as follows:
- "111.3.1 Temporary occupancy. The building official may issue a temporary certificate of occupancy before completion of the entire work covered by the permit, if, in the exercise of his or her discretion, he or she finds that the following standards have been satisfied:
- "e. Such portion or portions of the structure subject to the temporary certificate of occupancy may be occupied safely and present no threat of fire or to the life, health, or welfare of the occupants or the public;
- "f. Construction of the structure subject to the permit is substantially complete and only minor items of the project remain for full completion and issuance of a full certificate of occupancy.
- "g. The general contractor and/or owner requesting a temporary certificate of occupancy have provided sufficient assurances to the building official that the project will reach final completion and certificate of occupancy in a timely manner; and

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"h. For any multi-family or multiple unit project, including without limit townhouse and condominium projects, a duplex development, or other projects consisting of five or more units under construction, temporary certificates of occupancy may be issued for no more than forty percent (40%) of those units under construction at any time.

"111.3.2 Prior to obtaining a temporary certificate of occupancy, the applicant must meet the following requirements:

"c. All applications for a temporary certificate of occupancy must be completed and signed by the authorized agent for the general contractor, and, where applicable, by the owner of the property in question; and

"d. Prior to the issuance of a temporary certificate of occupancy, the applicant must record in the records of the Summit County Clerk and Recorder a Notice of Temporary Certificate of Occupancy pertaining to the property in question. Upon issuance of a full certificate of occupancy for any project, the building official will issue a full release of said notice, also to be recorded in the records of the Summit County Clerk and Recorder.

"e. Prior to the issuance of a temporary certificate of occupancy, the applicant shall provide to the Town building official written proposals guaranteed for at least 90 days for all work remaining to be completed and shall provide to the Town a bond for 150% of the sum of said proposals.

"111.3.3 Temporary certificates of occupancy shall be issued for a duration of no longer than six months. Any temporary certificates of occupancy held beyond such six month period shall automatically expire and become null and void.

"111.3.4 Temporary certificates of occupancy shall be subject to the following fee schedule:

"d. For the first two months of such temporary certificate of occupancy, a fee of \$100 per month;

"e. For the third and fourth months of such temporary certificate of occupancy, a fee of \$200 per month;

"f. For the fifth and all subsequent months of such temporary certificate of occupancy, a fee of \$300 per month.

"111.3.4.1 Payment for such fees shall be made in a cumulative fashion upon issuance of the temporary certificate of occupancy, with a total fee deposit payment of \$1,200.00 due upon such issuance. Applicants who complete all work required for issuance of a full certificate of occupancy and obtain such a certificate of occupancy within such six month period shall be entitled to a pro rata return of their \$1,200.00 fee deposit, calculated on a monthly basis.

"111.3.4.2 Failure to pay the fees as designated herein, or the fees as set forth under previous temporary certificate of occupancy programs administered by the building official, in a timely manner may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, in accordance with the provisions of section 111.3.6 below.

"111.3.5 In establishing a regulatory program for the issuance of Building Permits, the Town Board of Trustees finds as follows:

"g. Temporary certificates of occupancy issued prior to the adoption of the building regulations as set forth herein fail to properly address issues of great concern, such as the duration of issuance of such temporary certificates of occupancy, assurances for final completion of the project, costs of administration, and public notice of such issuance.

"h. Moreover, the indefinite duration of such temporary certificates of occupancy creates concerns regarding life, health, and safety issues, including but not limited to the potential deterioration of the structures not finally completed.

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"i. Accordingly, such temporary certificates of occupancy issued prior to the adoption of this set of building regulations are hereby considered to be legal nonconforming temporary certificates of occupancy.

"j. Given the inherent temporary nature of such temporary certificates of occupancy, the Town Board of Trustees finds that there is no reasonable long term expectation in the continued issuance and effectiveness of such authorizations.

"k. Accordingly, providing an amortization period of one year from the date of adoption of the building regulations set forth herein for the validity of all temporary certificates of occupancy issued prior to such adoption, allows the individual holder of such temporary certificates of occupancy property to enjoy the useful economic advantages of their certificate and take all reasonable steps to achieve a full certificate of occupancy prior to the expiration of such temporary certificate of occupancy.

"l. The amortization schedule contained herein is reasonable, given the balance between the costs involved to the individual holders of such certificates and the general concerns for the public health, safety and welfare served by gradually eliminating all such temporary certificates of occupancy issued under standards which do not meet the current concerns addressed by the building regulations set forth herein.

"111.3.7 A violation of any of the provisions of this section 111.3 may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, and lead to the commencement of remedial action by the building department, pursuant to sections 113 and 114 of this code, Title 30, Article 28, part 2, C.R.S. (2002), and all other available means of enforcement.

"111.3.7.1 All temporary certificates of occupancy which have been terminated or expired in accordance with this section 111.3 shall be subject to a notice of termination of temporary certificate of occupancy pertaining to the property in question, to be recorded in the records of the Summit County Clerk and Recorder."

- (15) Section R202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

"HOMEOWNER BUILDER is hereby defined as any individual who is the owner of the property subject to a building permit if the home is being built for the occupancy of the homeowner builder, and not for the purposes of commercial or residential development. Such homeowner builders may be allowed to pull building and technical permits to perform work on a detached single-family residence, based in entirety upon their classification as a Homeowner. It shall be the duty of the individual applying for the permit to establish, to the satisfaction of the building official, that he or she is in fact a Homeowner Builder. Family trusts, Limited Liability Corporations and Partnerships do not meet the criteria of a Homeowner Builder.

"Exception:

"An owner of an attached single family residence may be issued permits as a Homeowner Builder for exterior decks or detached accessory buildings.

"Homeowner Builders may pull permits no sooner than 2 years after receiving a certificate of occupancy on any previous project done as a Homeowner Builder, except that the ability to pull permits for alterations or additions to homes owned and occupied by any Homeowner Builder shall not be limited by any such time period constraints.

"LOFT is amended to read exactly as IBC Amendment 202.

"POTENTIAL SLEEPING ROOM is amended to read exactly as IBC amendment 202.

"TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides."

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(16) Table R301.2(1) is amended to read as follows:

"Table R 301.2 (1)  
Climatic and Geographical Design Criteria

Roof snow load	Wind speed (mph) <sup>d</sup>	Seismic design category	Subject to damage from			Winter design temp <sup>e</sup>	Ice barrier underlayment requirement <sup>i</sup>	Flood hazard	Air freezing index <sup>j</sup>	Mean annual temp <sup>k</sup>
			Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
100 <sup>h</sup>	90	B	Severe	40 inches	Slight	-13°	Yes	g	2500	35.4°

For SI: 1 pound per square foot = 0.0479 kN/m.0 2, 1 mile per hour = 1.609 km/h.

<sup>a</sup> Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

<sup>b</sup> The frost line depth may require deeper footings than indicated in Figure R403.1 (1). This part of the table is filled in depending on whether there has been a history of local damage. Piers supporting only deck with no roof elements may be a minimum of 24" below grade.

<sup>c</sup> This part of the table is filled in depending on whether there has been a history of local damage.

<sup>d</sup> Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.

<sup>e</sup> Reflects local climates or local weather experience as determined by the building official.

<sup>f</sup> Seismic Design Category determined from Section R301.2.2.2.

<sup>g</sup> There shall be no reduction in snow load for duration.

<sup>h</sup> In accordance with R905.1 as amended.

<sup>i</sup> From the 100 year (99%) value on the National Climatic Data Center data table 'Air Freezing Index-USA Method (Base 32 degrees F).

<sup>j</sup> From the National Climatic Data Center data table 'Air Freezing Index-USA Method (Base 32 degrees F).'

(17) Table R301.5 is amended to read as follows:

"Table R301.5

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Use	Live Load
Balconies (exterior) and decks <sup>e</sup>	125
Fire escapes	125"

All other entries and notes remain as published.

(18) Section R302.1 is amended to read as follows:

"R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with all applicable provisions of the governing fire district's code shall comply with table R302.1(2)."

(19) Table R302.1(2) Footnote "a" is hereby amended to read as follows:

"<sup>a</sup> For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed, permitted and inspected to show compliance with all applicable requirements of the governing fire district's code, the fire separation for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line."

(20) Section R302.2 Exception is hereby amended to read as follows:

"Exception:

"A common 2-hour fire-resistance rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with chapters 34 through 43. Penetrations of electrical boxes shall be in accordance with section R302.4."

(21) Section R313 is hereby amended to read as follows:

"R313 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.

"R313.1 General. All structures under the scope of this code are to be provided sprinkler systems as designated, reviewed, installed and inspected by the applicable fire district per section R313.1.1 through R313.1.2.

"R313.1.1 Sprinklers required. Structures greater than 6,000 square feet are to be sprinklered per the fire district having jurisdiction. Square footages shall include all attached garages and any detached structures within 3 feet of the residence. Square footage shall be measured from exterior wall to exterior wall. Fire separations within the structure shall not be utilized to reduce the measured square footages of the structure(s).

"R313.1.2 Additions. Any addition which increases the total square footage of the residence to greater than 6,600 square feet is to be provided with sprinkler systems at the addition only. Where the size of the addition itself is greater than 6,000 square feet, the

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addition as well as the existing residence shall be provided with sprinklers. Where the addition increases the total square footage of the residence to greater than 6,600 square feet and the alterations to the existing structure results in the removal of interior wall and ceiling finishes exposing the structure, sprinkler systems shall be retro-fitted into the existing residence as well as the addition.

"R313.2 Internal fire protection. Residences between 4,000 and 6,000 square feet shall be provided with 5/8" Type 'X' drywall throughout the structure. The 5/8" Type 'X' drywall shall be continued behind fireplaces, bathtubs, showers, T&G and other similar areas."

(22) Section R319.1 is amended to read as follows:

"R319.1 Premises identification. Approved numbers or addresses shall be provided for all new and altered buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be reflective, at least five inches (127 mm) in height and shall be of a color that contrasts with the background on which they are mounted."

(23) Section R501.3 Exception 1 is amended to read as follows:

"Exception:

"1. Floor assemblies located directly over a space protected by an automatic sprinkler system permitted, installed and inspected as required by the Fire District having jurisdiction."

(24) Section R501.3 Exception 2 is amended to read as follows:

"Exception:

"2. Floor assemblies located directly over a crawlspace with a maximum 4' headroom occurring anywhere within the crawlspace. The headroom shall be measured from grade to the bottom of the floor joists."

(25) Section R502.1 is amended to read as follows:

"R502.1 Identification. Load-bearing dimension lumber and logs for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted."

(26) Section R602.1 is amended to read as follows:

"R602.1 Identification. Load-bearing dimension lumber and logs for studs, plates and headers shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted."

(27) Section R802.1 is amended to read as follows:

"R802.1 Identification. Load-bearing dimension lumber and logs for rafters, trusses and ceiling joists shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted."

(28) Section R806.1 is amended to read as follows:

"R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be made of metal and shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/8 inch (3.2 mm) maximum. Ventilation openings having a least dimension larger than 1/8 inch (3.2 mm) shall be provided with a corrosion-resistant metal wire cloth

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screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/8 inch (3.2 mm) maximum. Openings in roof framing members shall conform to the requirements of section R802.7. Required ventilation openings shall open directly to the outside air."

(29) Section R902.1 is amended to read as follows:

"R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in sections R904 and R905. Class A roofing shall be installed on all new buildings. Class A roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area."

(30) Section R905.1 is amended by adding a new subsection to read as follows:

"R905.1.1 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface."

(31) Section R905.2.7.1 is hereby repealed in its entirety.

(32) Section R905.4.3 is hereby repealed in its entirety.

(33) Section R905.5.3 is hereby repealed in its entirety.

(34) Section R905.6.3 is hereby repealed in its entirety.

(35) Section R905.7.3 is hereby repealed in its entirety.

(36) Section R905.8.3 is hereby repealed in its entirety.

(37) Section R1004.4 is amended to read as follows:

"R1004.4 Unvented gas log heaters. Installation of unvented gas log heaters is prohibited."

(38) Section R1004 is amended by adding a new subsection R1004.5 to read exactly as set forth in IBC amendment 718.6 and 718.7.

(39) Section R1005 is amended by adding three new subsections to read as follows:

"R1005.7 Factory-built chimney enclosures is to read exactly as set forth in IBC amendment 718.7.

"R1005.8 Limitations on the type and number of devices is to read exactly as set forth in IBC amendment 2113.21.

"R1005.9 Factory-built chimney is to read exactly as set forth in IBC amendment 2113.22."

(40) Table N1102.1.1 (IECC R402.1.1) Fenestration U-Factor column is amended to read "0.35" for Climate Zone 7 and 8.

(41) Table N1102.1.1 (IECC R402.1.1) Footnote d is amended to read as follows:

"<sup>d</sup> R-10 shall be required under the entire heated slab."

(42) Table N1102.1.1 (IECC R402.1.1) is amended to add the following footnote:

"<sup>j</sup> R23 Blown in bibs are permitted to be installed in walls in lieu of the R20+5. If utilizing the R23, the roof/ceiling insulation reductions detailed in N1102.2.1 and N1102.2.2 are not allowed."

(43) N1102.2.9 is amended to read as follows:

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"N1102.2.2.9 Slab-on-grade floors with a floor surface less than 40 inches below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.2.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches of soil."

- (44) Section 1102.4.1.2 (R402.4.1.2) is amended by adding the following exception:

"Exception:

"Homes that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist."

- (45) Section M1701 is amended by adding a new subsection to read as follows:

"M1701.3 All combustion air terminations shall be a minimum of 36 inches above finished ground level."

- (46) Section M1804.2.6(4) is amended to read as follows:

"M1804.2.6(4) The bottom of the vent terminal shall be located at least 36 inches above finished ground level."

- (47) Section M2002.4 is amended by adding the following sentence:

"All mechanical rooms (boiler, water heater, and furnace rooms) are to be provided with a floor drain."

- (48) Section M2103.2.1 is amended to read as follows:

"M2103.2.1 Slab-on-grade installation. Radiant piping used in slab-on-grade applications shall have insulating materials having a minimum R-value of 10 installed beneath the piping."

- (49) Section M2103.4 Testing is amended by adding a sentence at the end of the paragraph:

"Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes."

- (50) M2105.1 Testing is amended by adding a sentence at the end of the paragraph:

"Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes."

- (51) Section G2406.2 is amended by deleting Exceptions 3 and 4.

- (52) Section G2406.3 is amended by adding the following sentence:

"All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application."

- (53) Section G2417.4.1 is amended to read as follows:

"G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe."

- (54) Section G2425.8 (501.8) Equipment not required to be vented is amended by deleting item #7, Room heaters listed for unvented use.

- (55) Section G2432 is amended by adding a new subsection to read as follows:

"2432.4 Gas logs. Gas logs may be installed in solid-fuel-burning fireplaces provided:

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"a. The gas log is installed in accordance with the manufacturer's installation instructions.

"b. If the fireplace is equipped with a damper it shall either be removed or welded in an open position.

"c. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and not more than 4 square inches per 2,000 Btu/h input.

"d. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.

"e. Gas logs shall be vented with a Class 'A' Chimney.

"f. Gas logs may be installed in factory-built fireplaces only when (a) the fireplace and gas logs are listed for use together as an individual unit (b) the fireplace is approved for use with any listed gas log or (c) the fireplace manufacturer provides prior written approval for the installation.

"g. Gas logs shall be provided with a motorized damper interlocked with the electronic ignition of the unit.

"Exception:

"The installation of gas logs in factory-built fireplace units for which the manufacturer cannot be identified or located may be approved by the building official in his or her discretion. Any approval shall be based at a minimum, on written evidence submitted by the gas log manufacturer that the installation of their product will not compromise the integrity of the existing fireplace."

(56) Section G2433 Log lighters are prohibited.

(57) Section G2445 is amended to read as follows:

"G2445 Prohibited installation. Installation of unvented room heaters is prohibited."

(58) Section P2503.5.1 the first paragraph is amended to read as follows:

"P2503.5.1 Rough plumbing. DWV systems shall be tested upon completion of the rough piping installation by water or by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:"

(59) Section P2503.6 Shower liner test is deleted in its entirety.

(60) Section P2503.7 Water-supply system testing. The portion of the sentence reading "for piping systems other than plastic," shall be deleted.

(61) Section P2801.5.2 is amended to read as follows:

"P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. All water heater rooms shall be equipped with a floor drain."

(62) Section P2803.6.1(5) Requirements of discharge pipe is amended by deleting the reference allowing the discharge from the relief valve to terminate to the outdoors. All terminations must be discharged to an indirect waste receptor located within a heated space, or by other approved means within the building.

(63) Section 2904 Dwelling Unit Fire Sprinkler Systems is repealed in its entirety.

(64) Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 are repealed in their entirety.

(Ord. 13-12a §2, 2014)

**ARTICLE VIII Mechanical Code**

[Sec. 18-8-10. Adoption.](#)

[Sec. 18-8-20. Copy on file.](#)

[Sec. 18-8-30. Amendments.](#)

**Sec. 18-8-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Mechanical Code, 2012 Edition, including Appendix A, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §3, 2014)

**Sec. 18-8-20. Copy on file.**

At least one (1) copy of the International Mechanical Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §3, 2014)

**Sec. 18-8-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (3) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (4) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (5) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (6) Section 106.4.4 Extensions is hereby repealed in its entirety.
- (7) Section 106.5.2 is amended to read as follows:  
"106.5.2 Fee schedule. The fees for mechanical work shall be in accordance with the Town of Blue River Building Permit Fee Schedule attached hereto."
- (8) Section 106.5.3 is amended to read as follows:  
"106.5.3 Fee refunds. The code official shall authorize the refunding of fees in accordance with the Town of Blue River Building Permit Fee Schedule attached hereto."
- (9) Section 106.5 is amended to add a new subsection to read as follows:  
"106.5.4 Reinspections, to read exactly as set forth in IBC Amendment 110.7."
- (10) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (11) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.

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- (12) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (13) Section 301 is amended by adding a new subsection to read as follows:  
"301.19 Floor drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain."
- (14) Section 701 is amended by adding a new subsection to read as follows:  
"701.1 Vent and combustion air ducts shall terminate a minimum of 36" above finished ground level."
- (15) Section 804.3.4 Horizontal terminations is amended by changing #6 to read as follows:  
"6. The bottom of the vent termination shall be located at least 36 inches above finished grade."
- (16) Section 805 Factory-built Chimneys is amended by adding a new section to read exactly as set forth in IBC Amendments 718.6, 718.7 and 2113.22.
- (17) Section 903.3 is amended to read as follows:  
"903.3 Unvented gas log heaters. Unvented gas log heaters are prohibited."
- (18) Section 905 is amended by adding a new subsection as follows:  
"905.4 Limitation on the type and number of devices is added to read exactly as set forth in IBC Amendment 2113.21."
- (19) Section M1208.1 Testing is amended by adding a sentence at the end of the paragraph as follows:  
"Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes."
- (20) Section M1208.1.1 Testing is amended by adding a sentence at the end of the paragraph as follows:  
"Assembled loop systems may be tested with a 50 (psi) air test for 30 minutes."

(Ord. 13-12a §3, 2014)

### **ARTICLE IX Plumbing Code**

[Sec. 18-9-10. Adoption.](#)

[Sec. 18-9-20. Copy on file.](#)

[Sec. 18-9-30. Amendments.](#)

#### **Sec. 18-9-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Plumbing Code, 2012 Edition, including Appendices C, E, F and G, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §4, 2014)

**Sec. 18-9-20. Copy on file.**

At least one (1) copy of the International Plumbing Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §4, 2014)

**Sec. 18-9-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 101.3 Intent is amended by adding the following:

"The intent of this code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this code, the more restrictive shall apply."
- (3) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (4) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (5) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (6) Section 106.5.3 Expiration is amended to read exactly as set forth in IBC amendment 105.5.
- (7) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (8) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (9) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (10) Section 106.6 is amended to add a new subsection as follows:

"106.6.4 Reinspections, to read exactly as set forth in IBC amendment 110.7."
- (11) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (12) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (13) Section 109 Means of Appeal is repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (14) Section 301 is amended by adding a new subsection as follows:

"301.8 Floor drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain."
- (15) Section 305.6.1 is amended to read as follows:

"305.4.1 Sewer depth. Building sewers shall be installed in accordance with the standards and subject to the approval of the governing Sanitation District."
- (16) Section 312.3 is amended by deleting the first sentence: "Plastic pipe shall not be tested using air."
- (17) Section 312.5 Water supply system testing. The portion of the sentence reading "for piping systems other than plastic," shall be deleted.
- (18) Section 312.6 is amended to read as follows:

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"312.6 Gravity sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the governing Sanitation District."

(19) Section 312.7 is amended to read as follows:

"312.7 Forced sewer test. Testing of the building sewer shall be in accordance with the standards and subject to the approval of the governing Sanitation District."

(20) Section 312.9 is hereby repealed in its entirety.

(21) Section 504.7.2 is amended to read as follows:

"504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain."

(22) Section 608.17 is amended to read as follows:

"608.17 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with Summit County Environmental Health regulations."

(23) Section 608.17.1 through 608.17.8 are deleted.

(24) Section 610.1 is amended to read as follows:

"610.1 General. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed in accordance with this requirement shall be that method or methods prescribed by the governing water authority."

(25) Section 701.2 is amended to read as follows:

"701.2 Sewer required. Every building in which plumbing fixtures are installed and as well as all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with Summit County Environmental Health Department requirements."

(Ord. 13-12a §4, 2014)

### **ARTICLE X Fuel Gas Code**

[Sec. 18-10-10. Adoption.](#)

[Sec. 18-10-20. Copy on file.](#)

[Sec. 18-10-30. Amendments.](#)

#### **Sec. 18-10-10. Adoption.**

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the International Fuel Gas Code, 2012 Edition, including Appendices A and B, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §6, 2014)

**Sec. 18-10-20. Copy on file.**

At least one (1) copy of the International Fuel Gas Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §6, 2014)

**Sec. 18-10-30. Amendments.**

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (3) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (4) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (5) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (6) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (7) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (8) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (9) Section 106.6 is amended by adding a new subsection, 106.6.4 Reinspections, to read exactly as set forth in IBC amendment 109.7.
- (10) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (11) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (12) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (13) Section 303.2 Hazardous locations is amended by adding a sentence to read as follows:

"303.2 Hazardous locations. All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application."
- (14) Section 303.3 Prohibited locations is amended by deleting Exceptions 3 and 4.
- (15) Section 304.11 # 8 is amended to read as follows:

"8. Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level."
- (16) Section 406.4.1 Test pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1.
- (17) Section 501.8 Equipment not required to be vented is amended by deleting Exceptions 8 and 10.
- (18) Section 503.8 Venting system termination location is amended by adding a sentence that reads as follows (applicable to items 2 and 3):

"The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level."

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- (19) Section 506 Factory Built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.
- (20) Section 602.1 is amended to read as follows:
- "602.1 General. Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions."
- (21) Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection 602.4 Gas logs to read exactly as set forth in as IRC Amendment G2432.
- (22) Section 603.1 is amended to read as follows:
- "603.1 General. Log lighters are prohibited."
- (23) Section 618.4 is amended to add a subsection as follows:
- "618.4.1 Outside air sources. Outside air shall not be obtained from an exterior opening within 36-inches of finished ground level."
- (24) Section 621 Unvented room heaters is hereby repealed in its entirety.
- (25) Section 634 is hereby repealed in its entirety.
- (26) Section C101.1 is amended by adding the name "Town of Blue River."
- (27) Table R402.1.1 is amended to add a Footnote "j" as set forth in IRC Amendment N1102.1.1.
- (28) Table R402.1.1 Footnote d shall be amended to read as follows:
- "d R-10 shall be required under the entire heated slab."
- (29) Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.
- (30) Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.
- (31) Section R402.4.1.2 Testing is amended to add the following exception:
- "Exception:
- "Projects that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist."

(Ord. 13-12a §6, 2014)