

CHAPTER 18 Building Regulations

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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 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

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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.
- (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

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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, 6th 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 demonstrating, to the discretion of the building official, justifiable cause for the extension, and shall be effective

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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:

- "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;

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"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 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.

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"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.

"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* .

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"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:
" **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.

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- (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 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.

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" **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 3rd 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.

"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.

Pursuant to Colorado Revised Statutes, Title 31, Article 16, Parts 1 and 2, there is hereby adopted by reference The International Electrical Code, 2017 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Prior code 5-1-2B; Ord. 06-01 §1, 2006; Ord. 08-03, 2008; Ord. 11-10 §1, 2011; Ord. No. 17-07, § 1, 12-29-2017)

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

At least one (1) copy of The International Electrical Code, 2017 Edition, 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.

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.

(Ord. 06-01 §1, 2006; Ord. 08-03, 2008; Ord. No. 17-07, § 1, 12-29-2017)

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

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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 ¹¹

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

[Sec. 18-5-20 Copy on file.](#)

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

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

Sec. 18-5-10. Adoption.

Pursuant to Colorado Revised Statutes, Title 31, Article 16, Parts 1 and 2, there is hereby adopted by reference The International Fire Code, 2012 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 16-02, § 1, 9-20-2016)

Sec. 18-5-20 Copy on file.

At least one (1) copy of The International Fire Code, 2012 Edition, 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. 16-02, § 1, 9-20-2016)

Sec. 18-5-30 Amendments.

- (1) **GENERAL DEFINITIONS** Amend the following definitions. **FIRE AREA** . The aggregate floor area enclosed and bounded by fire walls meeting the requirements of the International Building Code and exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above. For buildings constructed under the International Residential Code, the fire area is the aggregate floor area enclosed and bounded by exterior walls of a building.

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- (2) 304.1.2 Amend the section to read **Vegetation**. Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with local codes, policies, and ordinances.
- (3) 304.3.3 Add Exception #3 to read 3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.
- (4) 304.3.4 Add Exception #3 to read 3. Storage in a structure shall not be prohibited where the structure is in compliance with local codes, policies, and ordinances as mandated by the authority having jurisdiction.
- (5) 308.1.4 Amend Exception #3 to read and add #4 3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 48 pounds [nominal 20 pound (9.1 kg) LP-gas capacity]. 4. Where a more restrictive code, policy, ordinance, or covenant exists.
- (6) 315.3 Amend the section to read **Storage in buildings**. Storage of materials in buildings shall be orderly and stacks shall be stable. Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur. Storage room doors shall be provided with approved signs.
- (7) 315.3.3 Amend the section to read **Equipment rooms**. Combustible material shall not be stored in boiler rooms, mechanical rooms, electrical equipment rooms, and other rooms where a potential ignition source exists, as determined by the fire code official.
- (8) 505.1 Amend the section to read **Address identification**. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 5 inches (127 mm) high with a minimum stroke width of .5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or sign or other means shall be used to identify the structure. Address numbers shall be maintained.
- (9) 603.6.6 Add a section to read **Chimneys & Heating Appliances**. Chimneys and fireboxes for solid, fuel burning appliances shall be inspected annually by a qualified individual or company. They shall be inspected for soundness, corrosion, proper support, and freedom from combustible deposits. A certificate of inspection in a form acceptable to the fire code official shall be forwarded to the fire department upon completion.
- (10) 603.9 Amend the section to read **Gas & utility meters**. Above-ground gas & utility meters, regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. Gas & utility meters and piping shall be protected from snow & ice shedding from a roof area. Snow & ice build-up around gas & utility meters shall be kept clear at all times.
- (11) 901.4.2 Amend the section to read **Non-required fire protection systems**. Any fire protection system or portion thereof not required by this code or the International Building Code shall be installed throughout a building for complete protection provided such installed system meets the applicable requirements of this code and the International Building Code.
- (12) 901.9 Amend the section to read **Termination of monitoring services**. For fire protection systems required to be monitored by the authority having jurisdiction, notice shall be made to the fire code official whenever system monitoring services are terminated. Notice shall be made in writing, to the fire code official by the monitoring service provider being terminated.
- (13) 903.2.1 Amend this section by deleting the last portion **Group A**. An automatic sprinkler system shall be provided throughout buildings used as Group A occupancies as provided in this section.

- (14) 903.2.1.1 Amend the first two conditions to read **Group A-1**. 1. The fire area exceeds 6,000 square feet (557 m²). 2. The fire area has an occupant load of 50 or more.
- (15) 903.2.1.2 Amend the second condition to read **Group A-2**. 2. The occupancy has an occupant load of 50 or more.
- (16) 903.2.1.3 Amend the first two conditions to read **Group A-3**. 1. The fire area exceeds 6,000 square feet (557 m²). 2. The occupancy has an occupant load of 50 or more.
- (17) 903.2.1.4 Amend the first two conditions to read **Group A-4**. 1. The fire area exceeds 6,000 square feet (557 m²). 2. The fire area has an occupant load of 50 or more.
- (18) 903.2.4 Amend this section to read All **Group F**. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists: 1. Where a Group F fire area exceeds 6,000 square feet (557 m²). 2. Where a Group F fire area is located more than two stories above grade plane. 3. Where the combined area of all Group F fire areas on all floors, including mezzanines and basements exceeds 6,000 square feet (557 m²). 4. A Group F occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).
- (19) 903.2.7 Amend conditions 1 through 3 to read **Group M**. 1. A Group M fire area exceeds 6,000 square feet (557 m²). 2. A Group M fire area is located more than two stories above grade plane. 3. The combined area of all Group M fire areas on all floors, including all mezzanines and basements exceeds 6,000 square feet (557 m²).
- (20) 903.2.9 Amend conditions 1 through 3 to read **Group S-1**. 1. A Group S-1 fire area exceeds 6,000 sq. ft. (557 m²). 2. A Group S-1 fire area is located more than two stories above grade plane. 3. The combined area of all Group S-1 fire areas on all floors including mezzanines and basements exceeds 6,000 square feet (557 m²).
- (21) 903.2.11.1.3 Amend the section to read **Basements**. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the building shall be equipped throughout with an approved automatic sprinkler system.
- (22) 903.2.13 Add a new section to read **Group B or Mixed Occupancies**. An automatic sprinkler system shall be provided throughout all buildings containing Group B or mixed occupancies where one of the following conditions exists: 1. The fire area exceeds 6,000 sq. ft. (557 m²). 2. Where the combined fire areas of Group B and mixed occupancies on all floors including mezzanines and basements is greater than 6,000 sq. ft. (557 m²).
- (23) 903.2.14 Add a new section to read **Buildings Constructed under the International Residential Code**. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings and multiple single-family dwellings (townhouses), complying with the requirements of the International Residential Code, whose total aggregate fire area exceeds 6,000 square feet (557 m²).
- Exception:** Unless otherwise required by more restrictive local codes, policies, amendments, ordinances, or plat notes.
- (24) 903.4 Delete Exceptions # 2, # 3, & # 5 Sprinkler **system supervision and alarm. Exceptions:**
- (25) 905.3.1 Amend the section to read **Height**. Class I standpipe systems shall be installed throughout buildings where the floor level of the highest story is more than 20 feet (6035 mm) above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 20 feet (6035 mm) below the highest level of fire department vehicle access.
- (26) 905.3.1.1 Add a new section to read **Building Area**. In buildings exceeding 10,000 sq. ft. (929 m²) within surrounding exterior walls, an approved Class I standpipe system shall be provided where any portion of the building's interior is more than 150 feet (46 m) of travel, vertically and/or horizontally, from the nearest point of fire department vehicle access.

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- (27) 907.6.5 Amend the section to read & delete Exception #3 **Monitoring**. Fire protection systems required by this chapter or by the International Building Code shall be monitored by an approved supervising station in accordance with NFPA 72. **Exception:** Monitoring by a supervising station is not required for:
- (28) 1008.1.9.3 Amend the first sentence of Item # 2.2 to read 2.2. A readily visible, durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
- (29) 1103.5 Amend the section to read **Sprinkler systems**. An automatic sprinkler system shall be provided in existing buildings in accordance with Sections 1103.5.1 through 1103.5.3.
- (30) 1103.5.3 Add a new section to read **Additions and alterations to existing buildings**. Existing buildings constructed prior to adoption of this code, with a fire area exceeding 6,000 square feet (557 m²), undergoing additions, alterations or remodel work shall be evaluated under the International Fire Code, for the need for additional fire protection. Portions of buildings separated by approved fire walls as outlined in the International Building Code may be considered as separate buildings.
- (31) 1103.5.3.1 Add a new section to read **Existing buildings with a fire area not exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building undergoing an addition and/or alteration work whose new aggregate fire area of the building exceeds 6,000 square feet (557 m²).
- (32) 1103.5.3.2 Add a new section to read **Existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building undergoing addition work that increases the fire area of the existing building.
- (33) 1103.5.3.3 Add a new section to read **Alterations to existing buildings with a fire area exceeding 6,000 sq. ft. (557 m²)**. An automatic sprinkler system shall be provided throughout a building when the area undergoing alterations equals or exceeds 50% of the aggregate fire area of the building. **Exception:** Alterations limited to the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using the same materials, elements, equipment or fixtures that serve the same purpose.
- (34) 1103.6.1 Amend the section to read **Existing multi-story buildings**. Existing buildings with occupied floors located more than 40 feet (12192 mm) above the lowest level of fire department access or more than 40 feet (12192 mm) below the highest level of fire department access shall be equipped with standpipes.
- (35) 3103.2 Amend this section to read and delete exception #2 **Approvals required**. Tents and membrane structures having an area in excess of 200 square feet (19 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.
- (36) 3103.6 Amend the section to read **Construction documents**. A detailed site and floor plan for tents or membrane structures shall be provided with each application for approval. The tent or membrane structure floor plan shall indicate details of the means of egress facilities, seating capacity, arrangement of the seating and location and type of heating and electrical equipment. See fire code official for additional local requirements.
- (37) 5001.1 Amend exception #10 to read **Exceptions: 10**. The storage of wines in wooden barrels and casks.
- (38) 5701.2 Amend condition #10 to read **Non-applicability: 10**. The storage of wines in wooden barrels and casks.

(Ord. 16-02, § 1, 9-20-2016)

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.

(Ord. 16-02, § 1, 9-20-2016)

FOOTNOTE(S):

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Editor's note— Ord. 16-02, § 1, adopted September 20, 2016, repealed the former Article V., §§ 18-5-10—18-5-60, and enacted a new Article V as set out herein. The former Article V pertained to similar subject matter and derived from Prior Code, §§ 5-4-1—5-4-6; and Ord. 06-01, § 1, adopted in 2006. [\(Back\)](#)

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."
- (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.

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- (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."
- (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."
- (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;

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"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

"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 that 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:

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"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.

"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."

(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)^d	Seismic design category	Subject to damage from			Winter design temp^e	Ice barrier underlayment requirementⁱ	Flood hazard	Air freezing index^j	Mean annual temp^k
			Weathering^a	Frost line depth^b	Termite^c					
100 ^h	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.

^a 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.

^b 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.

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

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

^e Reflects local climates or local weather experience as determined by the building official.

^f Seismic Design Category determined from Section R301.2.2.2.

^g There shall be no reduction in snow load for duration.

^h In accordance with R905.1 as amended.

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

^j 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

<i>Use</i>	<i>Live Load</i>
Balconies (exterior) and decks ^e	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:

" ^aFor 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** .

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" **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 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:

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" **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 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.

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" **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:
" ^d 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:
" ^j 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:
" **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:

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" **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:

"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."

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- (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."

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- (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.
- (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."

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- (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:
" **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):

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

- (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)