

TOWN OF BOW MAR

ORDINANCE NO. 310

INTRODUCED BY TRUSTEE CARLSON

AN ORDINANCE FOR THE TOWN OF BOW MAR, COLORADO, CONCERNING THE ADOPTION OF THE INTERNATIONAL CODE COUNCIL'S 2015 INTERNATIONAL BUILDING CODE; THE INTERNATIONAL CODE COUNCIL'S 2015 INTERNATIONAL RESIDENTIAL CODE; THE INTERNATIONAL CODE COUNCIL'S 2012 INTERNATIONAL FIRE CODE; THE 2014 NATIONAL ELECTRIC CODE; THE AMERICAN NATIONAL STANDARD INSTITUTE / AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) A17.1 2007 SAFETY CODE FOR ELEVATORS); ASME A17.3 2005 AND ASME A18.1 2005; PROVIDING PENALTIES FOR VIOLATIONS THERETO; ADOPTING AMENDMENTS; AND PROVIDING NOTICE THAT THAT COPIES THEREOF, AS AMENDED OR REVISED BY THE TOWN, SHALL BE ON FILE IN THE OFFICE OF THE TOWN CLERK AND MAY BE INSPECTED DURING REGULAR BUSINESS HOURS.

WHEREAS, the Town of Bow Mar, Colorado (the "Town"), is a statutory town organized and governed by the laws of the State of Colorado (the "State"), in particular Title 31 of the Colorado Revised Statutes ("C.R.S."); and

WHEREAS, the members of the Board of Trustees of the Town (the "Board") have been duly elected and qualified; and

WHEREAS, the purpose of the International Building Code is to provide minimum standards to safeguard life or limb, health, property and the public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy;

WHEREAS, the purpose of the International Residential Code is to provide minimum standards for the public welfare by regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached single family dwellings;

WHEREAS, the purpose of the International Fire Code is to establish the minimum requirements for providing a reasonable level of fire safety and property protection from hazards of fire, explosion or dangerous conditions in new and existing buildings.

WHEREAS, copies of the above-mentioned documents are available for inspection in the Office of the Town Clerk, Town of Bow Mar, Colorado during weekday business hours; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BOW MAR, COLORADO, THAT:

Section 1: Chapter 18, Article 1, Section 18-8(a) of the Bow Mar Municipal Code is hereby amended and restated to read as follows:

Sec 18-8. Adoption of Building Code.

(a) Adoption. The International Building Code, 2015 edition of the International Code Council, including Appendix Chapters C and J (the "Building Code"), is hereby adopted and enacted by reference, with the same force and effect as though fully set forth herein, as the Building Code of the Town, with intended comprehensive regulation of the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings of structures within the Town. Two (2) certified copies of said Building Code, as amended or revised by the Town, shall be on file in the office of the Town Clerk and may be inspected during regular business hours, or copies of said Code, as so amended or revised, may be procured from the Town Clerk upon prior payment of such photocopying fees as may be levied therefor.

Section 2: The Title of Chapter 18, Article 1, Section 18-12 and Section 18-12(s) of the Bow Mar Municipal Code are hereby amended and restated to read as follows:

Sec 18-12. Adoption of Residential, Electric and Fire Codes; Adoption of Safety Code for Elevators

(a) Adoption. The International Residential Code, 2015 edition of the International Code Council, including Appendix Chapters G, H and M, The International Fire Code, 2012 edition of the International Code Council, including Appendix Chapters B, C, D, F and I, the 2014 National Electric Code, the 2015 Mechanical Code, the 2015 Plumbing Code, the American National Standard Institute / American Society of Mechanical Engineers (ASME) A17.1 2007 Safety code for Elevators); ASME A17.3 2005 and ASME A18.1 2005, are hereby adopted and enacted by reference, with the same force and effect as though fully set forth herein, as such codes of the Town, with intended comprehensive regulation of the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all residential buildings of structures within the Town , and providing for the issuance of relevant permits and the fixing of penalties for violations thereof. Two (2) certified copies of each said code, as amended or revised by the Town, shall be on file in the office of the Town Clerk and may be inspected during regular business hours, or copies of said Code, as so amended or revised, may be procured from the Town Clerk upon prior payment of such photocopying fees as may be levied therefor.

Section 3: Chapter 18, Article 1, Section 18-12(b) of the Bow Mar Municipal Code is hereby amended and restated to read as follows:

(b) Amendments. The following amendments to and revisions of the Residential Code that has been adopted by the Town by reference are applicable:

(1) Table R301.2 (1) is hereby amended to read:

Design Criteria: The design criteria for the Town of Bow Mar shall be as follows:

Roof snow load	30 psf
Nominal Wind speed	115 mph
Ultimate Wind speed	Per IBC section 1609.3
Frost depth	36 inches
Seismic design category	B
Termite	slight to moderate
Decay	none to slight
Weathering	severe
Winter design temperature	1 degree
Ice shield underlayment required	yes (see Chapter 9)
100-year hourly rainfall	2.67" per hour

(2) Section R302.1 is hereby deleted without substitute.

(3) Table 302.6 is hereby amended to read:

DWELLING / GARAGE SEPARATIONS

Separation	Materials
From the residence and attic	5/8" 'x' gypsum board applied to the garage side
From all habitable rooms above the garage	Not less than 5/8" 'x' gypsum board
Structure(s) supporting floor ceiling assemblies used for separation required by this section	Not less than 5/8" 'x' gypsum board
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8" 'x' gypsum board applied to the interior side of exterior walls that are within this area

(4) Section R302.7 is hereby repealed and reenacted to read:

R302.7 Under stair protection: Enclosed accessible spaces under stairs shall have walls, under stair surfaces and any soffit protected on the enclosed side with 5/8" type X gypsum board.

(5) Section R313, **Automatic Fire Sprinkler System**, is hereby deleted without substitute.

(6) Subsection R315.3 is hereby repealed and reenacted to read:

R315.3 Where required in Existing Dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with section 315.1.

EXCEPTIONS:

1. Work involving the exterior surfaces or dwellings, such as the replacement of roofing or siding;
2. The addition or replacement of windows or doors, except in rooms used for sleeping purposes;
3. The addition of a porch, shed or deck or similar outside work;
4. Installation, addition or repairs of exterior plumbing systems or electrical service changes provided access to the interior of the dwelling is not required; or mechanical systems provided such installations or repairs does not involve a fuel fired device.

(7) Subsection R401.4 is hereby repealed and reenacted to read:

R401.4 Soils Test: In the Town of Bow Mar, which has areas likely to have expansive, compressible, shifting or unknown soils characteristics, a site specific soils report, prepared by a geo-technical engineer, shall be submitted with the building permit application for all new habitable structures. This soils test shall be made by an approved agency using approved methods.

(8) Subsection R401.4.1 is hereby deleted in its entirety and without substitution.

(9) Section R401 is hereby amended by the addition of a new subsection to read:

R401.5 Placement of backfill: The excavation outside the foundation, including utility trenches and excavation ramps, shall be backfilled with soil substantially free of organic materials, construction debris, cobbles, boulders, clods over 6” or frozen soil. Backfill material shall be moisture conditioned in accordance with geotechnical specifications or in accordance with the requirement of the local governing jurisdictional agency; the backfill shall be placed in a manner that does not damage the foundation or the waterproofing or damp proofing material. Excavation ramps shall be located and backfilled in such a manner that the ramp does not become a conduit for surface water in flow toward the foundation.

(10) Section R403.1.4.1 is hereby repealed and reenacted to read:

R403.1.4.1 Frost Protection: Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings, patio

enclosures, sun rooms and similar structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line specified in Table R301.2. (1) ;
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

Exceptions:

1. Protection of free standing accessory structures with an area of 600 square feet or less, of light frame construction, with an eave height of 10 feet or less shall not be required.
2. Protection of free standing accessory structures with an area of 400 square feet or less, of other than light frame construction, with an eave height of 10 feet or less shall not be required.

- (11) Subsection R801.3 is hereby repealed and reenacted to read:

R801.3 Roof drainage: In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least five feet from foundation walls or to an approved drainage system. Devices which hold up downspout extensions shall not be installed. Landscaping edging, concrete slabs and other materials shall not interfere with the discharge of the roof drainage system.

- (12) Subsection R905.5 is hereby deleted in its entirety and without substitution.

- (13) Subsection R908.3 is hereby amended by the addition of Item 5.

5. In the case of a partial reroof, the replacement shingles shall be of the same type and color.

- (14) Subsection R1004.4 is hereby deleted in its entirety and without substitution.

- (15) Section M1503.4: is hereby amended by the addition of a new subsection M1503.4.1 which shall read:

M1503.4.1 Makeup Air Temperature: the temperature differential between makeup air and the air in the conditioned space shall not exceed 10 degrees Fahrenheit.

- (16) Chapter 11 is hereby amended by a new section N1112 which shall read:

N1112 Mandatory Energy Conservation Requirement for Residential Remodeling.

N1112.1 General This section shall apply to remodeling of residential properties to include but not limited to additions, basement finishes, and interior remodel.

N1106.2 Requirements. In addition to other requirements in this chapter the following mandatory requirements in Table N1106.1 shall apply to residential remodeling.

Table N1112.1 Energy Efficient Requirements for Residential Remodeling	
Building thermal envelope	
u b s	New or exposed cavities created during remodel shall be durable sealed to limit air leakage.
e c t	New or exposed cavities in exterior walls shall be insulated with minimum R-15 or otherwise approved by building inspector
i o	All new windows shall have a fenestration U-factor rating of .30
n G 2 4 2 5	All new or exposed openings into unconditioned spaces shall be insulated with R-38 (or as otherwise approved by building inspector) for attics and R-19 (or as otherwise approved by building inspector) for walls and openings shall be weather-stripped
Ducts	
8	All new or exposed heating and cooling ducts are air sealed.
i s	All new or exposed heating and cooling ducts in unconditioned spaces shall be insulated with R-8

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- 17 Subsection G24258 is hereby amended by the deletion of Item 7.
 - (18) Section G2445 **Unvented Room Heaters** is hereby deleted in its entirety without substitution.
 - (19) Section P2903 is hereby amended by the addition of a new subsection P2903.12 which shall read:

P2903.12 Location of lawn sprinkler manifolds: Lawn sprinkler system manifolds and drain valves shall be located a minimum of five feet from the building foundation.

(20) Subsection E3609.7 is hereby repealed and reenacted to read:

E3609.7 Bonding other metal piping: Where installed in or attached to a building or structure, metal piping systems capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper shall be sized in accordance with Table E 3808.12 using the rating of the circuit capable of energizing the piping. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumpers(s) shall be accessible.

(21) Swimming Pools, Spas Hot Tubs requirements shall be in accordance with Chapter 31 in the 2015 International Residential Code.

Section 4: If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this Ordinance. The Board hereby declares that it would have passed this Ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 5: All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 6: The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 7 The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 5: This Ordinance shall be in full force and effect upon the expiration of 30 days after publication of this Ordinance in the Littleton Independent, said newspaper being a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

PUBLIC HEARING on the Ordinance to take place on the 19 day of September, 2016, in the Offices of the Town, at the hour of 7:00 p.m., or as soon thereafter as it may be heard.

INTRODUCED by Trustee Carlson as Ordinance No. 310 at a regular meeting of the Board of Trustees of the Town of Bow Mar on 18 day of July, 2016, seconded by Trustee Dennis, passed by a vote of five (5) FOR and zero (0) AGAINST, on the first reading; passed on the second and final reading as Ordinance No. 310, following public hearing, by a vote of six (6) FOR and zero (0) AGAINST on the 19th day of September, 2016, and ordered published in the Littleton Independent on the 29th day of September, 2016.

Thomas Feldkamp, Mayor

ATTEST:

TOWN CLERK