

PROPOSED AMENDMENTS TO THE 2015 INTERNATIONAL
BUILDING CODE AS ADOPTED BY LARIMER COUNTY
FOR VACATION HOMES, LARGE VACATION HOMES AND SMALL
HOTELS WITHIN THE ESTES VALLEY PLANNING AREA

[NOTE: Proposed additions to existing code language are highlighted in yellow.]

The following section is hereby amended by renumbering the existing exception as exception #1, and adding exceptions # 2 through 6 to read as follows:

R101.2 Scope

Exceptions:

2. Within the Estes Valley Planning Area, *Vacation Homes* shall be permitted to be regulated in accordance with the International Residential Code (IRC), where the dwellings legally existed prior to the effective date of this provision and where compliant with IRC Section R328.

3. Within the Estes Valley Planning Area, *Large Vacation Homes* shall be permitted to be regulated in accordance with the International Residential Code, where a 2017 *Vacation Home* or *Large Vacation Home* registration was applied for prior to April 1, 2017 and where compliant with IRC Section R328. The occupant load for *Large Vacation Homes* regulated by the IRC shall be determined based on the number of bedrooms approved in conjunction with the 2017 registration application received prior to April 1, 2017.

4. Within the Estes Valley Planning Area, *Vacation Homes* constructed under permits applied for on or after the effective date of this provision shall be permitted to be regulated in accordance with the IRC, where new *Large Vacation Homes* are prohibited by land use regulations and where compliant with IRC Section R328.

5. Within the Estes Valley Planning Area, *Vacation Homes* constructed under permits applied for on or after the effective date of this provision shall be permitted to be regulated in accordance with the IRC: where new *Large Vacation Homes* are allowed; where they have less than 2200 square feet of enclosed floor area, excluding attached garages, an occupant load of less than nine and not more than three bedrooms; and where compliant with IRC Section R328.

6. Within the Estes Valley Planning Area, *Vacation Homes* constructed under permits applied for on or after the effective date of this provision shall be permitted to be regulated in accordance with the IRC, where constructed under a Development Plan approved prior to the effective date of this provision and no floor area or additional rooms used for sleeping purposes are added beyond the approved Development plan and where compliant with IRC Section R328.

The following section is hereby amended by adding these terms to read as follows:

202 Definitions.

Estes Valley Planning Area. The unincorporated portion of the Estes Valley as depicted on Exhibit A of the Intergovernmental Agreement between the Town of Estes Park and Larimer County, dated February 1, 2000, also known as the Estes Valley Development Code Boundary Map.

The following section is hereby added to read as follows:

R202.1 The following definitions apply solely within the Estes Valley Planning Area.

Approved Development Plan. Approved Development Plans are those projects which have been formally submitted, reviewed and approved pursuant to the residential and accommodations provisions of Table 3-3 of the Estes Valley Development Code.

Large Vacation Home. A one-family dwelling constructed in compliance with the scoping provisions of the International Residential Code, where accommodations are provided for a single group of nine or more occupants transient in nature and where rooms may not be individually rented to guests which are not part of the group.

Large Vacation Home Occupant Load. For the purposes of using a dwelling as a large vacation home, the approved maximum number of occupants shall be determined by allowing two occupants per approved bedroom plus two additional occupants. In large vacation homes, all occupants shall sleep only in rooms designated and approved for sleeping purposes. Large vacation homes regulated by the International Building Code shall comply with minimum design occupant load requirements of the International Building Code.

Vacation Home. A one-family dwelling constructed in compliance with the scoping provisions of the International Residential Code, where accommodations are provided for a single group of less than nine occupants transient in nature and where rooms may not be individually rented to guests which are not part of the group.

Vacation Home Occupant Load. For the purposes of using a dwelling as a vacation home, the approved maximum number of occupants shall be determined by allowing two occupants per approved bedroom plus two additional occupants. In vacation homes, all occupants shall sleep only in rooms designated and approved for sleeping purposes.