

PROPOSED AMENDMENTS TO THE 2015 INTERNATIONAL
RESIDENTIAL 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 adding exception items # 4 through 8 to read as follows:

R101.2 Scope

Exceptions

4. Within the Estes Valley Planning Area, *Vacation Homes* shall be permitted to be regulated in accordance with the International Residential Code for One-and Two-Family Dwellings, where the dwellings legally existed prior to the effective date of this provision and where compliant with Section R328.

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

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 International Residential Code for One-and Two-Family Dwellings, where new *Large Vacation Homes* are prohibited by land use regulations and where compliant with Section R328.

7. 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 International Residential Code for One-and Two-Family Dwellings; 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 Section R328.

8. 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 International Residential Code for One-and Two-Family Dwellings, 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 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.

Hotel. A building or a portion of a building which contains dwelling units and/or sleeping units where accommodations are provided for nine or more occupants transient in nature and where units may be individually rented.

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.

Small Hotel. A building or a portion of a building which contains dwelling units and/or sleeping units where accommodations are provided for less than nine occupants, transient in nature and where units may be individually rented.

Transient. Occupancy of a dwelling unit or sleeping unit for not more than 30 days.

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.

The following section is hereby amended in its entirety to read as follows:

SECTION R313

Automatic Fire-Sprinkler Systems

R313.1 Townhouse automatic fire sprinkler design. If installed, an automatic residential fire sprinkler system installed in townhouses shall be designed and installed in accordance with Section P2904, NFPA 13R or NFPA 13. Within the Estes Valley Planning Area, townhouse automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA standards.

R313.2 One- and two-family dwellings automatic fire sprinkler design. If installed, an automatic residential fire sprinkler system installed in one and two-family dwellings shall be designed and installed in accordance with Section P2904 or NFPA 13D. If installed within the Estes Valley Planning Area, one- and two-family dwellings automatic fire sprinkler systems shall be designed and installed in accordance with NFPA standards.

The following section is hereby added in its entirety to read as follows:

R328 VACATION HOME AND LARGE VACATION HOME

LIFE SAFETY SURVEY

R328.1 General. *Vacation Homes* and *Large Vacation Homes* shall comply with Section R328. Prior to occupancy as a *Vacation Home* or a *Large Vacation Home* after March 31, 2020, the dwelling shall have been issued a Certificate of Occupancy in accordance with R328.3.

R328.2 Life safety survey. After March 31, 2019, a *Vacation Home* or a *Large Vacation Home* shall not be approved for occupancy until the Building Official performs a life safety survey. At minimum, *Vacation Home* and *Large Vacation Home* life safety surveys shall include the provisions of R328.2.1 through R328.2.20. Subsequent life safety surveys, if provided, shall use the same compliance criteria as the initial survey, unless this code is otherwise amended.

R328.2.1 Address identification. *Vacation Homes* and *Large Vacation Homes* shall have approved address identification, in compliance with the code in effect at the time of the initial survey.

R328.2.2 Unapproved uses. Uses of all rooms/spaces shall comply with approved uses per Building Division records. Change of use permits, inspections and approvals shall be required for all rooms with uses different from Building Division records.

R328.2.3 Unpermitted work. All unpermitted work shall be permitted, compliant and approved.

R328.2.4 Unapproved work. All unapproved work authorized by permits which have expired shall be re-permitted, compliant and approved.

R328.2.5 Structural concerns. Observable structural concerns shall be corrected or mitigated.

R328.2.6 Emergency escape and rescue openings. Compliant emergency escape and rescue openings shall be provided for all spaces used for sleeping purposes. For dwellings constructed on or after January 1, 1972, said openings shall comply with the code in effect at the time the opening was required. For dwellings constructed prior to January 1, 1972, the minimum requirements for said openings shall be at the discretion of the Building Official until determined by amendment based on documentation of existing conditions.

R328.2.7 Window wells. Where required, compliant window wells shall be properly installed at emergency escape and rescue openings. For dwellings constructed on or after January 1, 1972, said window wells shall comply with the code in effect at the time the well was required. For dwellings constructed prior to January 1, 1972, the minimum requirements for said window wells shall be at the discretion of the Building Official until determined by amendment based on documentation of existing conditions.

R328.2.8 Smoke alarms. Approved smoke alarms shall be properly installed at all locations in compliance with the code in effect at the time of the initial survey.

R328.2.9 Carbon monoxide alarms. Approved carbon monoxide alarms shall be properly installed at all locations in compliance with the code in effect at the time of the initial survey.

R328.2.10 Fuel gas appliances.

- a. Fuel gas appliances shall be in approved locations.
- b. Fuel gas appliances shall be in dedicated spaces, where applicable.
- c. Fuel gas appliances shall comply with required clearances.
- d. Fuel gas appliances shall be provided with required combustion air.
- e. Fuel gas appliances shall be connected to approved venting systems.
- f. Fuel gas appliances shall have required temperature and pressure relief valves.
- g. Fuel gas appliances shall have proper condensate disposal.
- h. Rooms/spaces containing fuel gas appliances shall be properly fire-blocked.
- i. Other than existing cook tops, no ventless fuel gas appliances are allowed.

R328.2.11 Dwelling/garage separation. Dwellings shall be separated from garages with materials on the garage side in compliance with the code in effect at the time of the initial survey.

R328.2.12 Environmental duct terminations. Dryer ducts and exhaust fans shall terminate at approved locations.

R328.2.13 Handrails. Approved handrails shall be properly installed at locations in compliance with the code in effect at the time of the initial survey.

R328.2.14 Guards. Approved guards shall be properly installed at locations in compliance with the code in effect at the time of the initial survey.

R328.2.15 Cook stove. Anti-tip devices shall be installed for all cook stoves.

R328.2.16 Wildfire hazard. Wildfire defensible spaces shall be maintained as required for new construction, as it relates to vegetation, not to building construction.

R328.2.17 Fire pits. Exterior fire pits shall comply with Fire Department requirements.

R328.2.18 Lighting at exterior stairs. Lighting at exterior stairs shall be properly installed in compliance with the code in effect at the time of the initial survey.

R328.2.19 Ground-Fault Circuit-Interrupter Protection. Ground-fault circuit-interrupter protection for personnel shall be provided in locations in compliance with the code in effect at the time of the initial survey.

R328.2.20 Private Septic Systems. Dwellings with private septic systems require approval from the Larimer County Health Department prior to the addition of any bedroom.

R328.3 Certificate of Occupancy. After a life safety survey has been performed and no violations of the survey are existing, the Building Official shall issue a Certificate of Occupancy for use as a *Vacation Home* or a *Large Vacation Home*. In addition to other requirements for Certificates of Occupancy in this code, Certificates of Occupancy for *Vacation Homes* and *Large Vacation Homes* shall specify the number of rooms approved for sleeping purposes and the maximum approved occupant load for use as a *Vacation Home* or *Large Vacation Home*.