

COUNTY OF LARIMER, COLORADO
AMENDMENTS TO THE
2018

INTERNATIONAL BUILDING CODE
INTERNATIONAL EXISTING BUILDING CODE
INTERNATIONAL MECHANICAL CODE
INTERNATIONAL PLUMBING CODE
INTERNATIONAL ENERGY CONSERVATION CODE
INTERNATIONAL FUEL GAS CODE
INTERNATIONAL PROPERTY MAINTENANCE CODE



EFFECTIVE DATE: FEBRUARY 1, 2019

**Amendments to the 2018 International Building Code,
2018 International Existing Building Code,
2018 International Mechanical Code,
2018 International Plumbing Code,
2018 International Energy Conservation Code,
2018 International Property Maintenance Code
and the 2018 International Fuel Gas Code**

WHEREAS, the Chief Building Official of Larimer County, the Board of Appeals, and the Larimer County Planning Commission have recommended that the Board of County Commissioners adopt the 2018 International Codes named above with certain amendments, concurrent with the repealing of those portions of currently adopted 2015 International Codes and the 1997 Uniform Code for the Abatement of Dangerous Buildings that are to be superseded by the 2018 International Codes; and

WHEREAS, the said Board has found that said adoption would be in the best interest of the people of Larimer County, after a duly publicized public hearing on this matter;

NOW, THEREFORE, BE IT RESOLVED, that the 2018 International Building Code, 2018 International Existing Building Code, 2018 International Mechanical Code, 2018 International Plumbing Code, 2018 International Energy Conservation Code, 2018 International Fuel Gas Code, 2018 International Property Maintenance Code and Amendments thereto are hereby adopted and shall be part of the Larimer County Building Code effective February 1, 2019. The 2015 International Codes and the 1997 Uniform Code for the Abatement of Dangerous Buildings and their amendments are hereby repealed.

IT IS FURTHER RESOLVED that the Deputy Clerk of this Board shall forthwith cause a certified copy of this resolution with revised amendments to be filed with the Clerk and Recorder for the County of Larimer.

Dated this 17th day of December, 2018

BOARD OF COMMISSIONERS OF
LARIMER COUNTY COLORADO

By: _____
Chairman

Date: _____

(SEAL)
ATTEST:

Deputy Clerk
APPROVED AS TO FORM

County Attorney

2018 International Building Code (IBC)

Chapter 1 Administration

This section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Building Code of Larimer County, hereinafter referred as “this code.”

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 last sentence in this section is hereby amended to read as follows:

101.4.3 Plumbing.

The provisions of the most recent edition of **the Larimer County On-site Wastewater Treatment System Regulations** enforced by the Larimer County Health Department shall apply to **on-site wastewater treatment systems**.

This section is hereby amended to read as follows:

101.4.4 Property Maintenance. The provisions of the International Property Maintenance Code shall apply to **existing structures, equipment and facilities, life and fire safety hazards, responsibilities of owners, and occupancy of existing premises and structures.**

This section is hereby amended to read as follows:

101.4.5 Fire Prevention. The provisions of the Fire code adopted and enforced by the applicable Fire District shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

This section is hereby amended to read as follows:

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge shall be known as the Chief Building Official.

This section is hereby amended to read as follows:

103.2 Appointment. The Chief Building Official, herein known as the building official, shall be appointed by the Director of the Community Development Department.

This section is hereby amended to read as follows:

104.10.1 Flood Hazard areas. The County Engineer shall not grant modifications to any provision required in flood hazard areas as established by Section 1612.3 without the granting of a variance to such provisions by the Floodplain Review Board.

The following sections are hereby deleted in their entirety as follows:

~~105.1.1 Annual permit.~~

~~105.1.2 Annual permit records.~~

This section is hereby amended by modifying items #2, 4 and 10, adding items # 14 through 18, and by deleting all headings and references to Electrical, Gas, Mechanical, and Plumbing, to read as follows:

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building

2. Fences not over 6 feet (1829 mm) high.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from a point eight feet horizontally downslope from the low side finish grade to the high side finish grade behind the wall, provided that the horizontal distance to the next uphill retaining wall is at least equal to twice the height of the upper wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids. [See Figure 105.2.4]
10. Shade cloth and maximum 6 mil single layer poly-roofed structures, constructed for nursery or agricultural purposes, with no entry by the general public, not including service systems.
14. Minor work valued at less than two thousand dollars (\$2000.00) when such minor work does not involve alteration of structural components, exits, fire-rated assemblies, plumbing, electrical, mechanical, fire-extinguishing systems, or repairs or clean up of dangerous buildings.
15. Roofing repair or replacement work not exceeding one square of covering per building.
16. Window replacement requiring no structural alterations.
17. Decorative fountains and pools which cannot contain water more than twenty-four (24) inches (610 mm) deep.
18. Replacement of nonstructural siding when the removal of siding is performed in accordance with State laws regarding asbestos and lead paint.

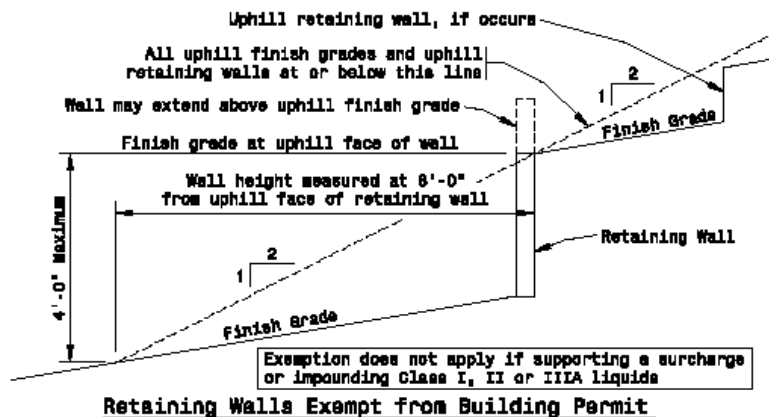


Figure 105.2.4

This section is hereby 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 fee schedule as established by Larimer County.

This section is hereby added to read as follows:

109.7 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, for deviating from plans approved by the building official, or for failure to post a readily visible address. To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with Larimer County fee schedule. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

This section is amended by renumbering the exception as #1 and adding exception #2 to read as follows:

111.1 Change of occupancy. A building or structure or portion thereof shall not be used or occupied...

2. Shell, agricultural and accessory buildings and miscellaneous permits shall not receive certificates of occupancy; a letter of completion will be issued upon request.

This section is hereby amended to read as follows:

111.2 Certificate issued. After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the **Building Division**, the building official shall issue a certificate of occupancy.

The last sentence in this section is hereby amended and one added to read as follows:

111.3 Temporary Certificate of Occupancy. A Temporary Certificate of Occupancy (TCO) shall be valid for 180 days. The fee for a TCO shall be in accordance with the fee schedule as established by Larimer County.

This section is hereby amended to read as follows:

113.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the Community Development Department.

This section is hereby added to read as follows:

113.4 Administration. To appeal a written **determination** of the building official to the Board of Appeals, a written appeal must be received by the Larimer County Building **Division** within thirty (30) days of the date of the **determination** being appealed. The appellant shall, at the time of making such appeal, pay to the Larimer County Building **Division** a docket fee as specified in the Larimer County fee schedule. The Larimer County Building **Division** shall send written notice of hearing to all parties concerned at least fourteen (14) days prior to the hearing by mailing the same to such parties' last known address by regular mail. The Board of Appeals shall, from time to time, adopt such additional rules and regulations as it deems necessary and advisable for the conduct of its hearings and for carrying out the provisions hereof. The building official shall take immediate action in accordance with the decision of the Board of Appeals. All meetings or hearings shall be open to the public.

Chapter 2 Definitions

The following definitions are hereby amended or added to read as follows:

202 Definitions.

BED & BREAKFAST FACILITIES. A facility providing accommodations for 6 guests or less that is also occupied as the single family residence of the proprietor.

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 (*see map at end of definitions*).

FACTORY-BUILT FIREPLACE. A listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction. Factory-built fireplaces are not dependent on motor-filled joints for continued safe use.

FAMILY. Any number of persons who are related by blood, marriage or adoption. A single-family dwelling may be occupied by one living unit which is one family plus two individuals who live with the family.

FIRE CONTAINMENT AREA. A portion of a story or basement which is totally enclosed by a smoke and draft barrier of not less than 1-hour, fire-resistive construction. All door openings penetrating such fire-containment areas shall be protected by a tight-fitting, smoke and draft control assembly as specified in Section 716.1.2 and 716.2. Openings other than doors and ducts shall be protected as specified in Sections 716.3 and shall be limited to a maximum of 25 percent of any one wall, in compliance with section 707.6. All duct penetrations shall be protected by dampers as specified in section 717, Table 717.3.2.1, and section 717.3.3.2 (smoke dampers), except that such dampers shall be automatic closing by actuation of a smoke detector. Self-closing devices may be used in lieu of automatic closing devices on doors unlikely to be fixed open during normal conditions, such as doors at toilet rooms, stairways, closets, small storage rooms and similar areas.

FIREPLACE. A hearth and fire chamber or similar prepared place in which a fire may be made and which is built in conjunction with a chimney.

FIREPLACE INSERT. A wood burning device designed to be installed in an existing fireplace.

GUEST An adult over 12 years of age. For example, a family consisting of a mother, father and a 12-year old child would be considered two guests.

LIVING UNIT- One family, plus up to two additional individuals whose place of residence is with the family in the dwelling unit.

NON-RESTRICTED AREA. That part of unincorporated Larimer County located west of Range 71 or north of the north half of Township 10, and east of Range 72 as shown on the Larimer County Fireplace Area Map.

RESORT LODGE COTTAGE - A building or group of buildings, under single management and ownership, containing rooms and/or dwelling units available for temporary rental to guests where the primary attraction is generally recreational features or activities.

RESTRICTED AREA. That part of unincorporated Larimer County located outside the Non-restricted Area as shown on the Larimer County Fireplace Area Map.

SOLIDLY SHEATHED DECK. A roof deck with gaps between planks or sheathing not exceeding 1/8 inch.

WOOD STOVE: An appliance designed for or capable of burning wood and capable of and intended for domestic space heating or domestic water heating.

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.

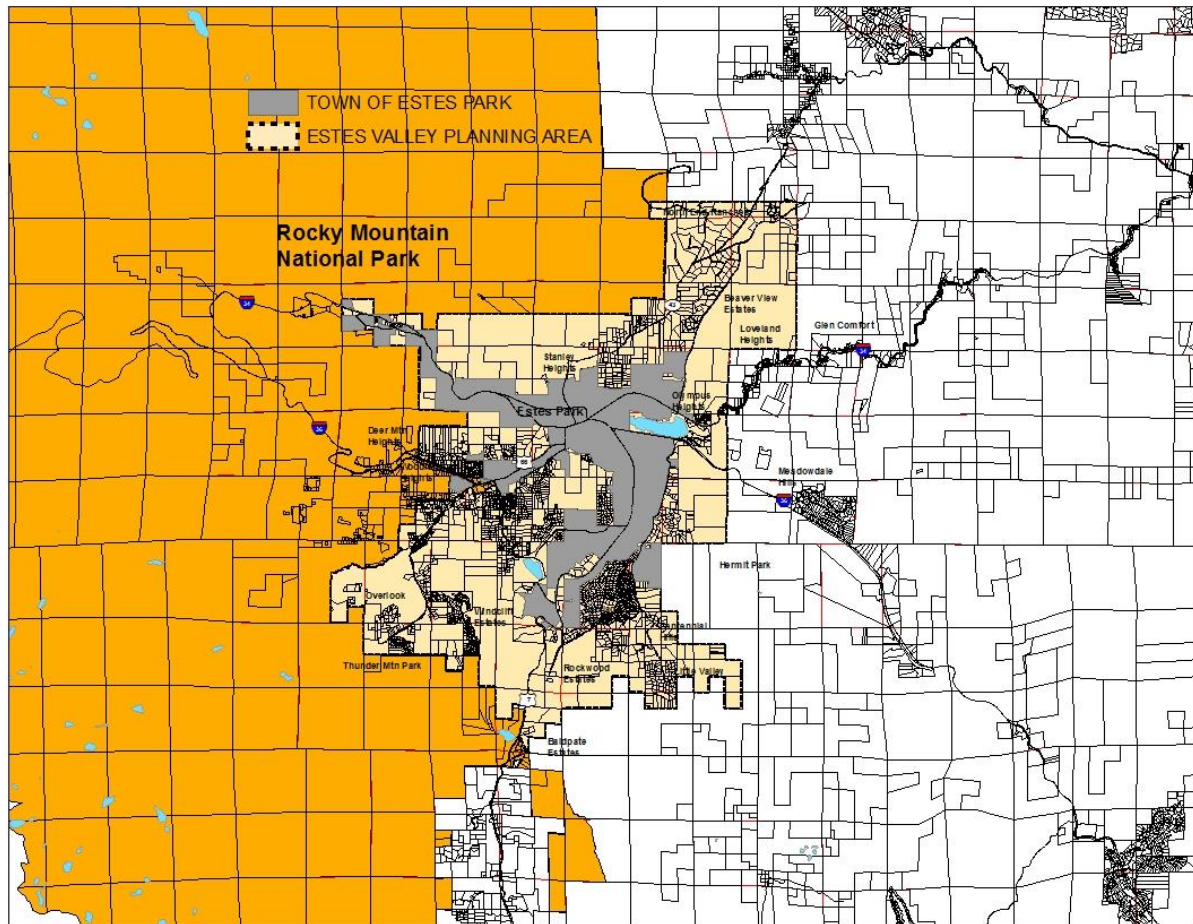
LARGE VACATION HOME OCCUPANT LOAD. For the purposes of using a dwelling as a large vacation home, the approved maximum number of occupants shall be determined by allowing two occupants per approved bedroom plus two additional occupants. In large vacation homes, all occupants shall sleep only in rooms 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.

Estes Valley Planning Area/Estes Valley Development Code Boundary Map

(Exhibit A, Intergovernmental Agreement between the Town of Estes Park and Larimer County, dated February 1, 2000)



Chapter 3 Use and Occupancy Classification

This section is hereby amended to read as follows:

305.2.3 ~~Five or fewer~~ Children in a dwelling unit.

A facility such as the above within a *dwelling unit* and having ~~five or fewer~~ children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

This section is hereby amended to read as follows:

308.5.4 ~~Five or fewer~~ persons receiving care in a dwelling unit.

A facility such as the above within a *dwelling unit* and having five or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code. ~~A facility such as the above within a~~

dwelling unit and having children receiving day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

This section is hereby amended by adding #18 to read as follows:

307.1.2 Uses other than Group H

18. The production, processing and storage of distilled spirits and wines in wooden barrels and casks when the facility is in conformance with the Distilled Spirits Council of the United States (DISCUS) "Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities."

This section is hereby amended by adding exceptions #1 and #2 to read as follows:

310.2 Residential Group R-1

Exceptions:

1. **Bed & Breakfast facilities** providing accommodations for 6 guests or less that are also occupied as the single family residence of the proprietor are permitted to comply with the International Residential Code.
2. **Resort lodge cottages** are permitted to comply with the International Residential Code. {Resort lodge cottages may be subject to the State of Colorado Accessibility Standards.}

This section is hereby amended to read as follows:

310.4.1 Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 ~~or Section P2904 of the *International Residential Code*~~. *Day care facilities for children within a dwelling unit shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.*

This section is hereby amended to read as follows:

311.1.1 Accessory storage spaces. A room or space used for storage purposes that is accessory to another occupancy **and not more than 25% of the square footage of that occupancy** shall be classified as part of that occupancy.

This section is hereby amended to read as follows:

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirement of this code commensurate with the fire and life hazard incidental to their occupancy. Group U agricultural structures that exceed 5,500 square feet (510.966 square meters) shall comply with requirements of Appendix C of this code. Group U as classified in this section shall include, but not be limited to, the following: ***(Existing listing in code is not amended.)***

Chapter 4 Special Detailed Occupancies Based on Occupancy and Use

The following section is hereby amended to read as follows:

419.1 General.

A *live/work unit* shall comply with Sections 419.1 through 419.9.

Exception: Dwelling or sleeping units that include an office that is less than ~~40~~ 20 percent of the area of the *dwelling unit* are permitted to be classified as *dwelling units* with accessory occupancies in accordance with Section 508.2.

The following section is hereby added to read as follows:

SECTION 429

BEVERAGE DISPENSING APPLICATIONS.

429 Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with the International Mechanical Code, the International Fire Code and this section.

429.1 Ventilation. Where insulated liquid carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing storage tanks, cylinders, piping and equipment, and other areas where a leak of carbon dioxide is expected to accumulate, shall be provided with mechanical ventilation in accordance with International Mechanical Code Chapter 4, and designed to maintain the room containing carbon dioxide at a negative pressure in relation to the surrounding area.

Exception: A gas detection system complying with Section 429.2 shall be permitted in lieu of mechanical ventilation.

429.2 Gas detection system. Where ventilation is not provided in accordance with Section 429.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches (305 mm) of the floor in the area where the gas is expected to accumulate or other *approved* locations. The system shall be designed as follows:

1. Activates an audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm (9000 mg/m³).
2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 30,000 ppm (54 000 mg/m³).

Chapter 6 Types of Construction

Table 601 is hereby amended by adding footnote 'g' to read as follows:

g. An automatic sprinkler system, when installed as an alternate to providing fire containment areas as specified in Section 903.2, may be used as a substitute for one hour fire-resistive construction throughout.

Chapter 7 Fire-Resistance-Rated Construction

This section is amended by deleting exception 2 to read as follows:

706.1.1 Party walls.

~~2. Fire walls are not required on lot lines dividing a building for ownership purposes....~~

Chapter 9 Fire Protection Systems

This last sentence in this section is hereby amended to read as follows:

902.1 Pump and riser room size.

Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment **and no less than 32" net clear width.**

This section is hereby amended to read as follows:

903.2.1.1 Group A-1. An *automatic sprinkler system* shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds ~~12,000~~ **5,000** square feet (~~1115~~ **464.5** m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. The *fire area* contains a multitheater complex.
5. **The combined area of all Group A-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).**

This section is hereby amended to read as follows:

903.2.1.3 Group A-3. An *automatic sprinkler system* shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds ~~12,000~~ **5,000** square feet (~~1115~~ **464.5** m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. **The combined area of all Group A-3 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).**

This section is hereby amended to read as follows:

903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds ~~12,000~~ **5,000** square feet (~~1115~~ **464.5** m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

4. The combined area of all Group A-4 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

A new section 903.2.1.8 is hereby added to read as follows:

903.2.1.8 Group B. An automatic sprinkler system shall be provided for fire areas containing Group B occupancies when the fire area exceeds 5,000 square feet (464.5 m²).

This section is hereby amended to read as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than ~~42,000~~ 5,000 square feet (~~4145~~ 464.5 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.
3. The Group E fire area has an occupant load of 300 or more.
4. The combined area of all Group E fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

This section is hereby amended to read as follows:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exist:

1. A Group F-1 fire area exceeds ~~42,000~~ 5,000 square feet (~~4145~~ 464.5 m²).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

A new section is hereby added to read as follows:

903.2.4.2 Group F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-2 occupancy where one of the following conditions exist:

1. A Group F-2 fire area exceeds 5,000 square feet (464.5 m²).
2. A Group F-2 fire area is located more than three stories above grade plane.

This section is hereby amended to read as follows:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

- ~~1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.~~
2. 1. An automatic sprinkler system is not required where Group I-4 day care facilities are at the level of exit discharge and where every room where care is provided has not fewer than one exterior exit door and the fire area does not exceed 5,000 square feet (464.5 m²).
3. 2. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the level of exit discharge, and all floors below the level of exit discharge other than areas classified as an open parking garage.

This section is hereby amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds ~~42,000~~ 5,000 square feet (~~4145~~ 464.5 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

This section is hereby amended to read as follows:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds ~~42,000~~ 5,000 square feet (~~4145~~ 464.5 m²)
2. A Group S-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

This section is hereby amended to read as follows:

903.2.9.1 Repair garages.

An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding ~~10,000~~ 5,000 square feet (~~929~~ 464.5 m²).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding ~~12,000~~ 5,000 square feet (~~1115~~ 464.5 m²).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

This section is hereby amended to read as follows:

903.2.10 Group S-2. An *automatic sprinkler system* shall be provided throughout buildings containing a Group S-2 occupancy where either of the following conditions exists:

1. A Group S-2 *fire area* exceeds 5,000 square feet (464.5 m²).
2. A Group S-2 *fire area* is located more than three stories above grade plane.

Exception: *Open parking garages.*

A new subsection 903.2.10.2 is hereby added to read as follows:

903.2.10.2 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds ~~12,000~~ 5,000 square feet (~~1115~~ 464.5 m²).
2. Where the enclosed parking garage is located beneath other occupancy groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

This section is hereby amended to read as follows:

903.2.11.1.3 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 *basement* shall be equipped throughout with an *approved automatic sprinkler system*.

This section is hereby amended to read as follows:

903.3.1.2 NFPA 13R sprinkler systems.

Automatic sprinkler systems in Group R occupancies ~~up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13 13R in accordance with Section 903.3.1.1.~~

Exceptions: NFPA 13R sprinkler systems may be installed when either of the following conditions exist:

1. The building does not contain more than six individual dwelling units and the units are separated from each other by minimum 1-hour rated fire partitions.
2. The building does not contain more than 12 individual dwelling units and is divided into no more than six individual dwelling units (that comply with item 1 above) by a minimum 2-hour rated fire partition.

The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.

Chapter 10 Means of Egress

This section is hereby amended by adding exceptions 7 and 8 to read as follows:

1010.1.5 Floor elevation.

EXCEPTIONS:

7. Exterior doors other than the main entrance/exit door, in Groups R-2, R-3 and R-4 occupancies, may open at one intervening exterior step that is equally spaced between the interior floor level above and the exterior landing below provided

the intervening step has a minimum tread depth of 12 inches (304.8 mm), a maximum riser height of 7 3/4 inches (196.85 mm) and a minimum width equal to the openable door width; and provided the door does not swing over the step.

8. Doors serving building equipment rooms which are not normally occupied.

This section is hereby amended to read as follows:

1010.1.9.4 #2.2 ...THIS DOOR TO REMAIN UNLOCKED WHEN THE AREA SERVED IS OCCUPIED.

This section is hereby amended by deleting the Exception to read as follows:

1015.6 Mechanical equipment, systems and devices.

~~**Exception:** Guards are not required where personal fall arrest anchorage connector devices...~~

The following section is hereby amended by amending #2 and deleting the last sentence to read as follows:

1021.4 Location

2. Other portions of the building to which the balcony is not attached.

~~For the purposes of this section, other portions of the building shall be treated as separate buildings.~~

The following section is hereby amended by amending #2 and deleting the last sentence to read as follows:

1027.5 Location

2. Other portions of the building to which the exterior exit stairway or ramp is not attached.

~~For the purposes of this section, other portions of the building shall be treated as separate buildings.~~

The following section is hereby amended by deleting Exception #4 to read as follows:

1030.1 General. In addition to the *means of egress* required by this chapter, *emergency escape and rescue openings* shall be provided in the following occupancies:

Exceptions:

~~4. Within individual dwelling and sleeping units in Groups R-2 and R-3, where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:~~

~~4.1. One means of egress and one emergency escape and rescue opening.~~

~~4.2. Two means of egress.~~

This section is hereby added to read as follows:

1030.4.3. Below grade opening. All area wells, stair wells and light wells attached to any building that are located less than thirty-six (36) inches (914.4 mm) from the nearest intended walking surface and deeper than thirty (30) inches (762 mm) below the surrounding ground level, creating an opening greater than twenty-four (24) inches (609.6 mm) measured perpendicular from the building and with side walls of such well having a slope steeper than two horizontal to one vertical, shall be barricaded with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier (intended walking surface is defined as a sidewalk, pathway, patio slab or similar surface).

EXCEPTIONS:

1. The access side of stairways need not be barricaded.
2. Area wells provided for emergency escape and rescue windows may be protected with grates or covers if such barricades comply with Section 1030.4 of this code.
3. Covers or grates may be used over stairways and other openings used exclusively for service access.

Chapter 11 Accessibility

The section is hereby amended by adding the following after the first sentence to read as follows:

1107.6 Group R. Group R occupancies shall be provided with dwelling units or guest rooms accessible to the physically handicapped as specified in the 2003 Colorado Revised Statutes Title 9 Article 5 Section 105 or as subsequently amended by statute.

A portion of Title 9 Article 5 is included below for reference;

9-5-105. [Formerly 9-5-111] Exemptions for certain privately funded projects.

(1) Accessible dwelling units shall be provided as required in this article; except that this article does not apply to privately funded projects for the construction of a detached residence or residences or to other types of residential property containing less than seven residential units. For larger residential and transient accommodation projects, this article shall apply to one unit for each seven units or major fraction thereof, as follows:

For the purpose of determining the number of accessibility points required pursuant to subsection (2) of this section, the accessible dwelling unit types shall have the following point values:

ACCESSIBLE DWELLING UNIT TYPE:	ACCESSIBILITY POINT VALUE PER DWELLING UNIT:
Type A Dwelling unit	6
Type A Multistory dwelling unit	5
Type B Dwelling unit	4
Type B Multistory dwelling unit	3
Type B Visitable ground floor	1

(2) Residential projects.

(a) A project shall be assigned accessibility points based on the number of units contained within the project as follows:

<u>NUMBER OF UNITS WITHIN THE PROJECT:</u>	<u>ACCESSIBILITY POINTS REQUIRED:</u>
0-6	0
7-14	6
15-28	12
29-42	18
43-57	24
58-71	30
72-85	36
86-99	42
100-114	48
115-128	54
129-142	60
143-157	66
158-171	72
172-185	78
186-199	84
ETC.	+ 6 Additional points every 14 units or fraction thereof.

(b) A project shall include enough accessible dwelling units to achieve at least the specified number of accessibility points required pursuant to paragraph (a) of this subsection (2). A project may use any combination of accessible dwelling unit types to comply with this section.

9-5-106. Implementation plan. The builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority* in such project’s jurisdiction. The implementation plan shall not be approved if more than thirty percent of the project is intended to be completed without providing a portion of accessible units required by section 9-5-105; except that, if an undue hardship can be demonstrated, or other guarantees provided are deemed sufficient, the jurisdiction having responsibility for enforcement may grant exceptions to this requirement. The implementation plan shall be approved by the governmental unit responsible for enforcement before a building permit is issued.

**State of Colorado, Department of Regulatory Agencies, Civil Rights Division, Housing Compliance Specialist 1-800-262-4845.*

Chapter 14 Exterior Walls

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

1402.6 Flood resistance. Building construction within Flood Plain Overlay Zone Districts established in the Larimer County Land Use Code Section 4.2.2 shall comply with the requirements of LUC 4.2.2.

Chapter 15 Roof Assemblies and Rooftop Structures

Table 1505.1 is hereby replaced with the revised table below to read as follows:

TABLE 1505.1 - MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

Occupancy	I		II		III		IV	V	
	A	B	A	B	A	B	H.T.	A	B
A-1	B	B	---	----	----	---	----	----	----
A-2	B	B	B	----	B	---	B	B	----
A-3	B	B	B	B	B(1)	C(2)	B(1)	B(1)	C(2)
A-4, A-5	B	B	B	B	B	B	B	B	B(1)
B	B	B	B	B	B(1)	C(2)	B(1)	B(1)	C(2)
E	B	B	B	B	B	B	B	B	B(1)
F	B	B	B	B	B(1)	C(2)	B(1)	B(1)	C(2)
H-1	A	A	A	A	----	----	----	----	----
H-2,3,4,5	A	B	B	B	B	B	B	B	B
I-1, I-2	A	B	B	----	B	----	B	B	----
I-3, I-4	A	B	B(1)	----	B(2)	----	----	B(2)	----
M	B	B	B	B	B(1)	C(2)	B(1)	B(1)	C(2)
R-1, R-2	B	B	B	B	B(1,2)	C(2)	B(1,2)	B(1,2)	C(1,2)
R-3, R-4	B	B	B	B	C(2)	C(2)	C(2)	C(2)	C(2)
S-1,	B	B	B	B	B(1)	C(2)	B(1)	B(1)	C(2)
S-2,	B	B	B	B	B	B	B	B	B(1)
U (3)	B	B	B	B	C(2)	C(2)	C(2)	C(2)	C(2)

A - Class A roofing. B - Class B roofing. C - Class C roofing. ---- Not Permitted

Footnotes to table 1505.1 - IBC

- (1) Buildings that are not more than two stories in height above grade plane, have not more than 6,000 square feet (557.418 sq. meters) of projected roof area and where there is a minimum of 10 feet (3048 mm) from the extremity of the roof to the property line or assumed property line on all sides except for street fronts may have Class C roof coverings.
- (2) The roof covering on any new structure or on the re-roofing of 50 percent or more during a one year period of any existing structure located west of the following described line shall be upgraded from class C to class B: Starting at the intersection of the Wyoming border line and range 69 west, then South nine miles to S.W. corner of section 31, Township 11, Range 69, then West three miles to N.W. corner of Section 3, Township 10, Range 70, then South five miles to S.W. corner of Section 27, Township 10, Range 70, then East three miles to S.W. corner of Section 30, Township 10, Range 69, then South nine miles to S.W. corner of Section 7, Township 8, Range 69, then West one mile to N.W. corner of Section 13, Township 8, Range 70, then South four miles to S.W. corner of Section 36, Township 8, Range 70, then East two miles to N.W. corner of Section 6, Township 7, Range 69, then South three miles to S.W. corner of Section 17, Township 7, Range 69, then East one mile to S.E. corner of Section 17, Township 7, Range 69, then South four miles to S.W. corner of Section 4, Township 6, Range 69, then East one mile to S.E. corner of Section 4, Township 6, range 69, then South four miles to S.W. corner of Section 27, Township 6, Range 69, then West one mile to S.W. corner of Section 28, Township 6, Range 69, then South three miles to intersection of U.S. Highway 34, then West following U.S. Highway 34 two miles to intersection with Range 69 West, then South seven and three quarter miles to S.W. corner of Section 18, Township 4, Range 69, then West one mile to S.W. corner of Section 13, Township 4, Range 70, then South three miles to where the S.W. corner of Section 36, Township 9, Range 70 meets the Boulder County Line. (See *Roofing Classification map on next page.*)
- (3) Unless otherwise required because of location, Group U roof coverings shall consist of not less than one layer of cap sheet, or built-up roofing consisting of two layers of felt and a surfacing material of 300 pounds(136 kilograms) per roofing square of gravel or other approved surfacing material, or 250 pounds (113 kilograms) of crushed slag.

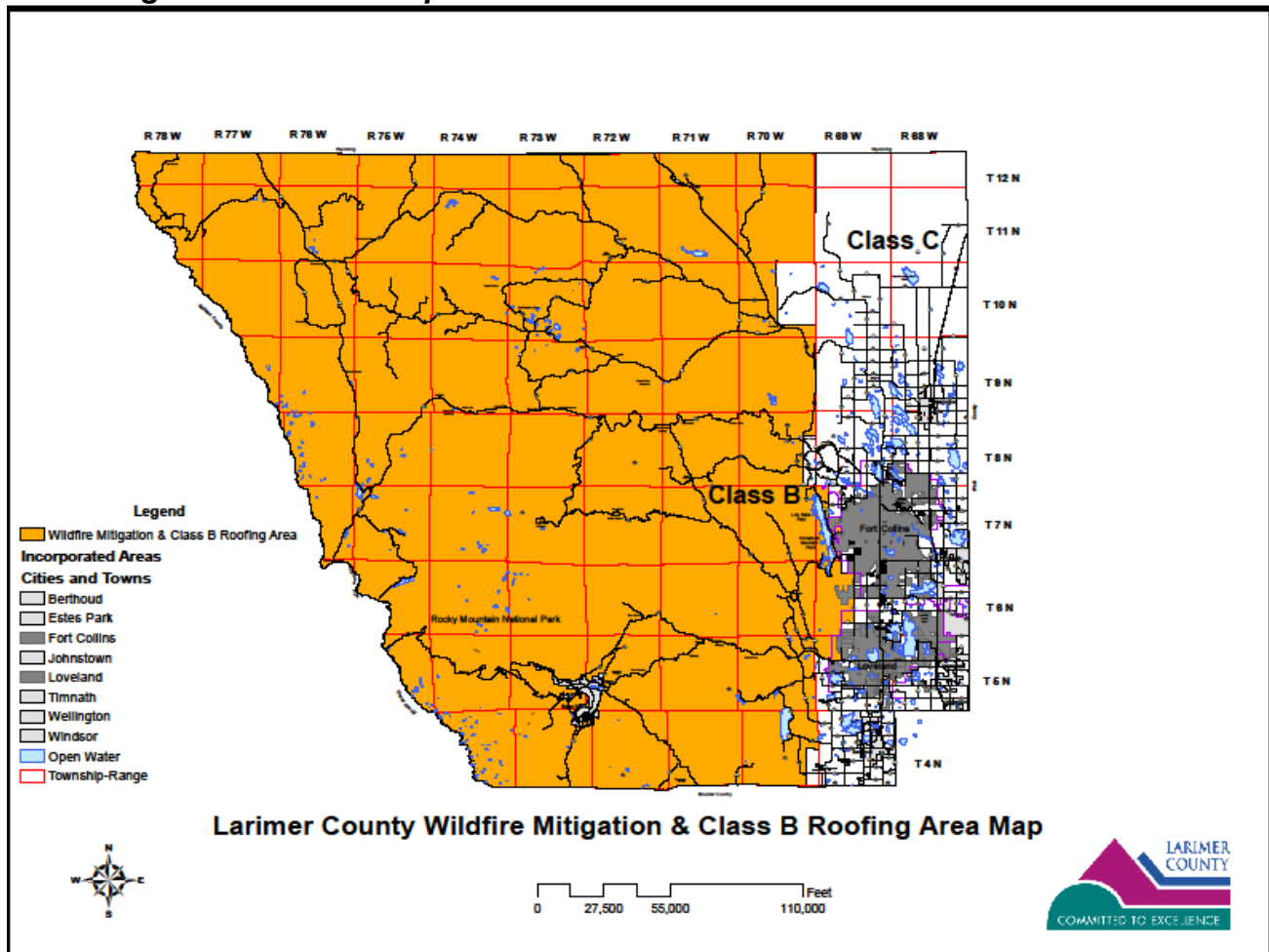
The last sentence in this section is hereby amended to read as follows:

1505.9 Rooftop-mounted photovoltaic panel systems. Rooftop-mounted photovoltaic panels and modules shall have a minimum Class C fire rating.

This section is hereby amended to read as follows:

1507.1.2 Ice barriers. ~~In areas where there has been a history of ice forming along the eaves causing a backup of water, a~~ An ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, and wood shakes.

Roofing Classification Map



The following section is hereby added to read as follows:

1510.10 Roof Curbs. Mechanical units, ducts, piping or structures shall not be installed or replaced or rest on roofs without being properly supported by curbs, pads, bases or piers which shall be flashed to the roofing in a watertight manner. All unsupported sections of mechanical equipment shall be a minimum of twelve (12) inches (304.8 mm) above the plane of the roof so that they will not obstruct the re-roofing process. Mechanical units shall properly connect to heating, air handling, refrigeration and ventilation equipment, including fans, blowers, and similar types of equipment. Units shall be so located that proper drainage from the roof will not be blocked or impeded. Roof openings surrounded by curbs shall be sheathed over solidly and covered with a minimum of twenty-six (26) gauge (0.48 mm) metal approved for the use, or of equal material. All seams and mitered corners shall be constructed in a watertight manner. Such curbs shall be a minimum of nine (9) inches (228.6 mm) in height.

Chapter 16 Structural Design

This section is amended by adding the following to read as follows:

1608.2 Ground Snow Loads.

The design ground snow load shall comply with the Colorado Design Snow Loads Report and Map, published by the Structural Engineers Association of Colorado (dated May 6, 2015) or the table below. The design roof snow load values shall be determined from Section 1608 of the IBC, including all applicable factors, and loading and drifting considerations of ASCE 7, Chapter 7, but in no case shall the final design roof snow load be less than a uniformly distributed load of 30 psf.

EXCEPTION: Greenhouses may take the full load reductions allowed per ASCE 7.

Ground Elevation does not exceed (feet)	Ground Snow Load P_g (psf)
5,000	35
6,000	45
6,500	50
7,000	60
8,000	70
9,000	100
10,000	140

Ground Snow Load Table Notes:

Ground snow load (pg) may be linearly interpolated between tabulated values.

For ground elevations above 10,000 feet, the ground snow load (Pg) shall be determined from the SEAC Snow Loads Report and Map noted above.

This section is hereby amended to read as follows:

1602.1 Notations. The following notations are used in this chapter:

V = Basic design wind speeds, miles per hour (mph) (km/hr) ~~determined from Figures 1609.3(1) through 1609.3(8) or ASCE 7.~~ **in accordance with Section 1609.3.**

This section is hereby amended by amending Exception #7 to read as follows:

1603.1 General Construction

Exception: *Construction documents* for buildings constructed in accordance with the *conventional light-frame construction* provisions of Section 2308 shall indicate the following structural design information:

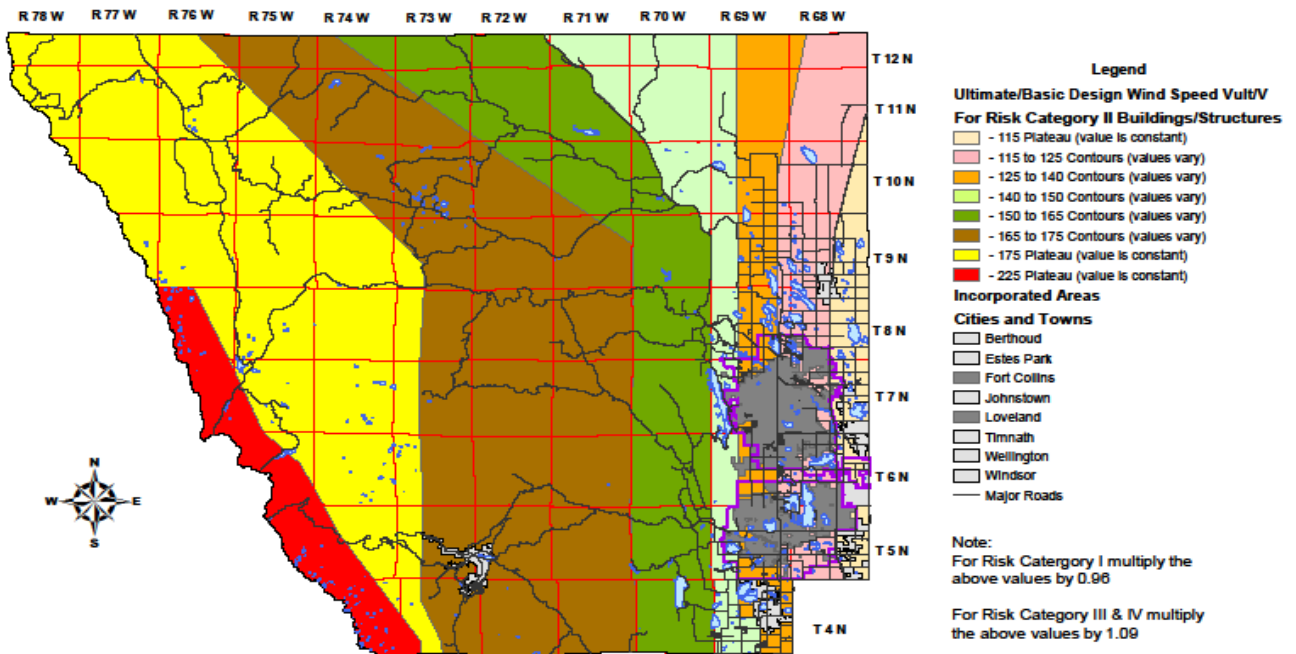
7. ~~Rain load data.~~ Risk category.

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

1609.3 Basic Design Wind Speed.

The Basic Design Wind Speed, V, in mph, for the determination of the wind loads shall comply with the Colorado Front Range Gust Map – ASCE 7-10 Compatible, published by the Structural Engineers Association of Colorado (dated November 18, 2013) or the Larimer County Ultimate/Basic Design Wind Speed Map below. Wind Load design values shall be determined from section 1609 of the IBC. The map below is for Risk Category II. For Risk Category I, multiply the values by 0.96. For Risk Category III & IV, multiply the values by 1.09.

Larimer County Ultimate/Basic Design Wind Speed Map



Ultimate Design Wind Speed and Vult are unchanged in the 2018 IRC, but were changed to Basic Design Wind Speed/V in the 2018 IBC.

This section is hereby amended to read as follows:

1609.4 Exposure category. For each wind direction considered, an exposure category that adequately reflects the characteristics of ground surface irregularities shall be determined for the site at which the building or structure is to be constructed. Account shall be taken of variations in ground surface roughness that arise from natural topography and vegetation as well as from constructed features. **Wind exposure category shall be Exposure C unless designated otherwise by the design professional based on site-specific conditions and approved by the building official.**

This section is hereby replaced in its entirety to read as follows:

1612 Flood Loads. Building construction within Flood Plain Overlay Zone Districts established in the Larimer County Land Use Code Section 4.2.2 shall comply with the requirements of LUC 4.2.2.

The following section is amended to read as follows:

1613.2 Seismic ground motion values. Except as noted below, seismic ground motion values shall be determined from Section 1613 of the IBC. Site-specific seismic design values shall be determined from the USGS website <http://earthquake.usgs.gov/designmaps/us/application.php>

For Risk categories I & II, the following values may be used for design:

0.2 second spectral response acceleration $S_s = 0.229g$, Site Class D, Seismic Design Category B

1.0 second spectral response acceleration $S_1 = 0.068g$, Site Class D, Seismic Design Category B

Chapter 17 Special Inspections and Tests

This section is hereby amended by adding item #2 and renumbering the other items to read as follows:

1704.6.1 Structural observations for structures. Structural observations shall be provided for those structures where one or more of the following conditions exist:

1. The structure is classified as *Risk Category IV*.
2. ~~The structure is classified as Risk Category III and the site Basic Wind Speed (V) equals or exceeds 140 mph.~~
3. The structure is a *high-rise building*.
4. Such observation is required by the *registered design professional* responsible for the structural design.
5. Such observation is specifically required by the *building official*.

This section is hereby amended to read as follows:

1705.5.2 Metal-plate-connected wood trusses. ~~Special inspections of wood trusses with overall heights of 60 inches (1524 mm) or greater shall be performed to verify that the installation of the permanent individual truss member restraint/bracing has been installed in accordance with the approved truss submittal package.~~ For wood trusses with a clear span of 60 feet (18 288 mm) or greater, the special inspector shall verify during construction that the temporary installation restraint/bracing is installed in accordance with the approved truss submittal package.

Chapter 18 Soils and Foundations

This section is hereby amended to read as follows:

1809.5 Frost protection, Item 1.

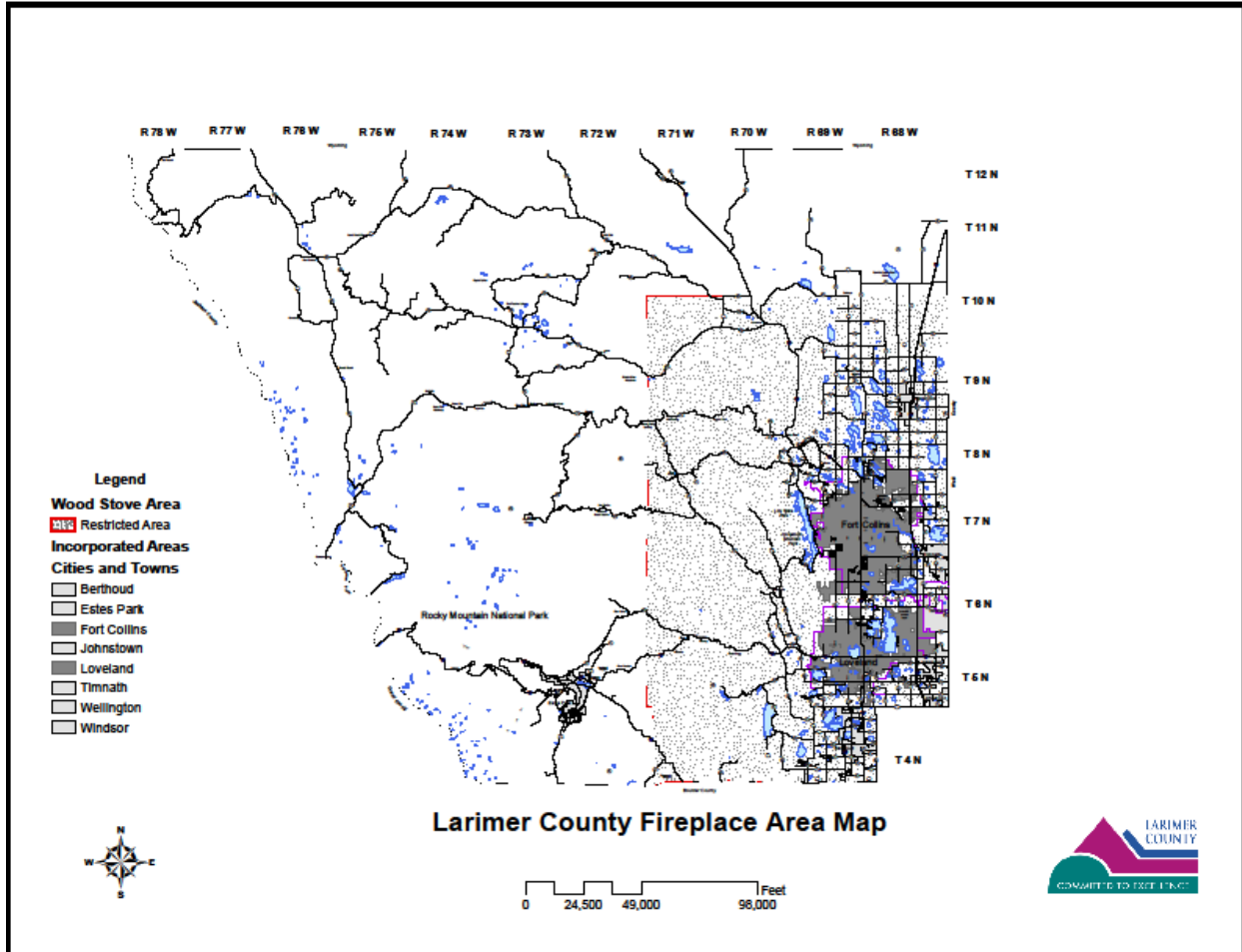
1. Extending a minimum of 30 inches below grade.

Chapter 21 Masonry

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

2111.15 Fireplace Installation.

- A. All fireplaces installed on or after January 1, 2002 in the Restricted Area shall be one of the following:
 - (i). A gas fireplace or fireplace with a gas log installed and functioning at time of final inspection;
 - (ii). An electric device; or
 - (iii). A fireplace that meets the ~~Phase III~~ emissions standards for wood stoves established by the Colorado Air Quality Control Commission or any other clean burning device that is approved by the commission.
- B. All fireplaces installed prior to January 1, 2002 in the Restricted Area shall be allowed to remain in use until such time as the owner voluntarily replaces it. Upon replacement, such fireplace shall be one of the types specified in Subsection (A) (i), (ii), or (iii) above.
- C. Within the Non-restricted Area, fireplaces, including but not limited to masonry and factory-built fireplaces (such as metal and zero clearance fireplaces), shall be allowed and shall not be required to meet the standards in Paragraph (A) above.



Chapter 23 Wood

The following section is hereby amended by adding a standard to read as follows:

2306.1 Allowable stress design. The design and construction of wood elements in structures using *allowable stress design* shall be in accordance with the following applicable standards:

American Society of Agricultural and Biological Engineers.

ASABE EP 484.2 Diaphragm Design of Metal-clad, Post-Frame Rectangular Buildings

ASABE EP 486.1 Shallow Post Foundation Design

ASABE EP 486.2 Shallow Post Foundation Design

Chapter 29 Plumbing Systems

This section is hereby amended by deleting footnote 'f' to read as follows:

Table P2902.1 Minimum Number of required Plumbing Fixtures.

Footnote f. ~~The required number and type of plumbing fixtures for outdoor swimming pools...~~

The exceptions to this section are hereby amended as follows:

2902.2 Separate facilities. Where plumbing fixtures are provided, separate facilities shall be provided for each sex.
Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of ~~45~~ **25** or fewer.

3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.

~~4. Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.~~

Chapter 30 Elevators and Conveying Systems

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

~~**3001.2 Emergency elevator communication systems for the deaf, hard of hearing and speech impaired.**~~

The following section is hereby amended as follows:

3001.3 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, alteration, and repair ~~and maintenance~~ of elevators and conveying systems and their components shall conform to the applicable standard specified in Table 3001.3 and ASCE 24 for construction in flood hazard areas established in Section 1612.3.

Chapter 31 Special Construction

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

SECTION 3109

SWIMMING POOLS, SPAS AND HOT TUBS

~~**3109.1** The design and construction of swimming pools, spas and hot tubs shall comply with the *International Swimming Pool and Spa Code*.~~ **Barriers.** The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.2 through 3109.7.

3109.2 Outdoor swimming pools and spas.

Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.2.1 through 3109.7.

3109.2.1 Barrier height and clearances.

Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

3109.2.2 Openings.

Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.2.3 Solid barrier surfaces.

Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

3109.2.4 Mesh fence as a barrier.

Mesh fences, other than chain link fences in accordance with Section 3109.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.
4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye type latch incorporating a spring-actuated retaining lever such as a safety gate hook.
5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section 3109.3.
6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.
7. Mesh fences shall not be installed on top of on-ground *residential* pools.

3109.2.5 Closely spaced horizontal members.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.

3109.2.6 Widely spaced horizontal members.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1 ¾ inches (44 mm).

3109.2.7 Chain link dimensions.

The maximum opening formed by a chain link fence shall be not more than 1 ¾ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom **that** reduce the openings, such openings shall be not greater than 1 ¾ inches (44 mm).

3109.2.8 Diagonal members.

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1 ¾ inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

3109.2.9 Clear zone.

There shall be a clear zone of not less than 36 inches (914 mm) between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.

3109.2.10 Poolside barrier setbacks.

The pool or spa side of the required barrier shall be not less than 20 inches (508 mm) from the water's edge.

3109.3 Gates.

Access gates shall comply with the requirements of Sections 3109.3.1 through 3109.3.3 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

3109.3.1 Utility or service gates.

Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

3109.3.2 Double or multiple gates.

Double gates or multiple gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism. The self-latching device shall comply with the requirements of Section 3109.3.3.

3109.3.3 Latches.

Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from grade, the release mechanism shall be located on the pool or spa side of the gate not less than 3 inches (76 mm) below the top of the gate, and the gate and barrier shall not have openings greater than ½ inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

3109.4 Structure wall as a barrier.

Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and *labeled* as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or

structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.

2. A *safety cover* that is *listed* and *labeled* in accordance with ASTM F 1346 is installed for the pools and spas.

3. An *approved* means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by Item 1 or 2.

3109.5 Onground residential pool structure as a barrier.

An onground *residential* pool wall structure or a barrier mounted on top of an onground *residential* pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.2 and the pool manufacturer allows the wall to serve as a barrier.

2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 3109.2.

3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 3019.

4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

5. Barriers that are mounted on top of onground *residential* pool walls are installed in accordance with the pool manufacturer's instructions.

3109.6 Natural barriers.

In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

3109.7 Natural topography.

Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 3109.2 through 3109.5.

3109.8 Suction entrapment avoidance. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP 7.

Exceptions:

1. Portable spas and portable exercise spas *listed* and *labeled* in accordance with UL 1563 or CSA C22.2 No. 218.1.

2. Public wading pools shall not have suction outlets. Skimmers or overflow gutters shall be installed and shall accommodate 100 percent of the circulation system flow rate.

This section is hereby deleted as follows:

~~SECTION 3113~~

~~RELOCATABLE BUILDINGS~~

Chapter 35 Referenced Standards

The following referenced standards are hereby added to read as follows:

ASABE

EP 486.1 OCT 2000ED: Shallow-post Foundation Design
2306.1

APSP

The Association of Pool & Spa Professionals, 2111 Eisenhower Avenue, Suite 500, Alexandria, VA 22314

ANSI/APSP/ICC 7—13: American National Standard for Suction Entrapment Avoidance in Swimming Pools, Wading Pools, Spas, Hot Tubs, and Catch Basins

3109.8

ASTM

F1346—91(2010): Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs

3109.1, 3109.4

CSA

C22.2 No. 218.1—13: Spas, Hot Tubs and Associated Equipment

3109.8

DISCUS

The Distilled Spirits Council of the United States, Inc. 1250 Eye Street, NW, Suite 400, Washington, DC 20005

Recommended Fire Protection Practices for Distilled Spirits Beverage Facilities, June 2005

307.1.1

UL

1563—2009: Standard for Electric Hot Tubs, Spas and Associated Equipment—with revisions through March 2015

3109.8

2017—2008: General-purpose Signaling Devices and Systems—with revisions through May 2011

3109.4

Chapter 36 is hereby added in its entirety to read as follows:

Wildfire Hazard Mitigation Requirements For New Construction

3601 General Purpose. The purpose of this chapter is to establish minimum standards for design and construction of new buildings or portions thereof for the protection of life and property from wildfire.

3601.1 Scope. Within the wildfire hazard area, as defined in the Larimer County Wildfire Mitigation Area Map (and foot note #2 of amended Table 1505.1), all new building construction and all additions equal to or greater than 50% of the total square footage of the original structure shall comply with the provisions of this chapter. New building construction shall include all new structures.

EXCEPTIONS: Sheds, greenhouses and Group U detached accessory structures not exceeding 600 sq. ft. in area.

3601.2 Alternate Materials and Methods of Compliance. The provisions of this chapter are not intended to prevent the use of any material or method of compliance not specifically prescribed by this chapter, provided any alternate has been approved and its use authorized by the building official. The building official may approve any such alternate, provided it is found that the proposed design is satisfactory and complies with the provisions of this chapter and this code and that the material method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this chapter in suitability, effectiveness, fire resistance, durability and safety. The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be used regarding use of the alternate. The details of any action granting approval of an alternate shall be recorded and entered in the files of the Building Department.

3602 Definitions. For the purpose of this chapter, certain terms are defined as follows:

Combustible - a material that fails to meet the acceptance criteria of Standard Method of test for determination of noncombustibility in building materials.

Combustible construction - a type of construction that does not meet the requirement for noncombustible construction.

Defensible space - a natural or man-made area, where woody vegetation capable of allowing a fire to spread unchecked has been treated or modified to slow the spread and reduce the intensity of an advancing wildfire, and to create an area for fire suppression operations to occur.

Fire-resistive construction - construction designed to resist the spread of fire.

Fire-resistive rating - the time that the material or construction will withstand the standard fire exposure as determined by a fire test made in conformity with the standard methods of fire tests of buildings construction and materials.

Fire-retardant-treated wood - any wood product impregnated with chemicals by a pressure process or other means during manufacture, and which shall have a flame-spread index of not over 25.

Fire separation - a construction assembly that acts as a barrier against the spread of fire.

Firewall Assembly- a type of fire separation of noncombustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire-resistance rating and structural ability to remain intact under conditions for the required fire-rated time.

Flame-resistant material - material that has been modified in its chemical composition by impregnation, coating or has inherent composition that makes the material resistant to ignition and combustion when exposed to a small ignition source.

Flame retardant - an approved chemical compound or mixture which, when applied in an approved manner to any fabric or other material will render such fabric or material incapable of supporting combustion.

Flame-spread index (FSI) - a relative index describing the surface-burning characteristics of building materials. The test used to establish FSI evaluates the flame spread over the building material surface when exposed to a test fire. The rate at which flame spreads across the specimen is compared on a scale of 0 for inorganic reinforced cement board, to 100 for red oak." The following table identifies the flame-spread index and Flame Spread Classification:

Flame Spread Classification	Flame Spread Index
Class A	0 to 25
Class B	26 to 75
Class C	76 to 200

Fuel - combustible material.

Noncombustible - materials that meet the acceptance criteria of Standard Method of test for determination of non-combustibility in building materials.

Noncombustible Construction - a type of construction in which a degree of fire safety is attained by the use of noncombustible materials for structural members and other building, assemblies.

One-hour Fire-resistive Construction – construction that will “withstand the standard fire exposure” for one hour “as determined by a fire test made in conformity with the standard methods of fire tests of building construction and materials”.

Slash - unusual concentrations of downed fuel resulting from such natural events as wind, fire, or snow breakage or such human activities as timber harvesting, road construction, or building construction.

Wildfire Hazard - the relative likelihood that a fire, once started, will become disastrous. Disastrous means the destruction of life and improved property.

Wildfire Hazard Area - that area in western Larimer County prone to wildfires as identified on the Larimer County Wildfire Mitigation Area Map

Wildfire mitigation - any action taken to eliminate or reduce the long-term risk to human life and property from wildfire.

3603 Fire-Resistive Construction. Fire-resistive construction on all new structures shall be one of the following types:

1. One-hour fire-resistive shell shall provide not less than one-hour fire-resistive construction at all exterior walls, excluding all openings and decks.
2. Exterior siding materials shall have a flame-spread classification of Class C or better. Exterior siding shall be composed entirely of non-combustible materials for a minimum of three (3) feet above finished grade.

EXCEPTIONS:

1. Log structures using solid logs with a minimum tip diameter of 6 inches (152.4 mm) for exterior wall construction and 8 inches (203.2 mm) for roof beams, purlins and supporting columns may be considered as one-hour fire-resistive construction.
2. **Non-combustible siding for the lowest three feet is not required if three feet or more of non-combustible landscaping material or natural ground cover is provided in accordance with Section 3604.**

3604 Defensible Space. Defensible space in compliance with current Colorado State Forest Service guidelines shall be required on all new construction in the Wildfire Hazard Area. Any landscaping materials or natural ground cover within three (3) feet of the exterior walls of the building shall be non-combustible. For additions equal to or greater than 50% of the total square footage of the original structure or changes in character of the occupancy or use in existing buildings, the defensible space shall be provided around the entire building.

EXCEPTION: Three feet of non-combustible landscaping material or natural ground cover is not required if the lowest three feet of siding is non-combustible in accordance with Section 3603.

3604.1 Evaluation. Evaluation of the defensible space will be based upon:

1. Current Colorado State Forest Service standards and guidelines, and
2. Site specific vegetation and topographical characteristics.
3. The building official may allow alternatives to the Colorado State Forest Service Standards and Guidelines based on specific site conditions.

3604.2 Completion. The defensible space must be completed prior to the applicant receiving a certificate of occupancy.

3605 Liquid Propane Gas. Liquid propane gas facilities installed in the Wildfire Hazard Area shall comply with the current County requirements for installation of liquid propane gas facilities. It is recommended that the tank be located in the defensible space or on the same contour.

3605.1 Spark Arresters. Chimneys serving fireplaces, woodstoves, barbecues, incinerators, or decorative heating appliances in which solid fuel or liquid fuel is used, shall be provided with a spark arrestor. Spark arrestors shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding ½ inch. The net free area of the spark arrestor shall not be less than four times the net free area of the outlet of the chimney.

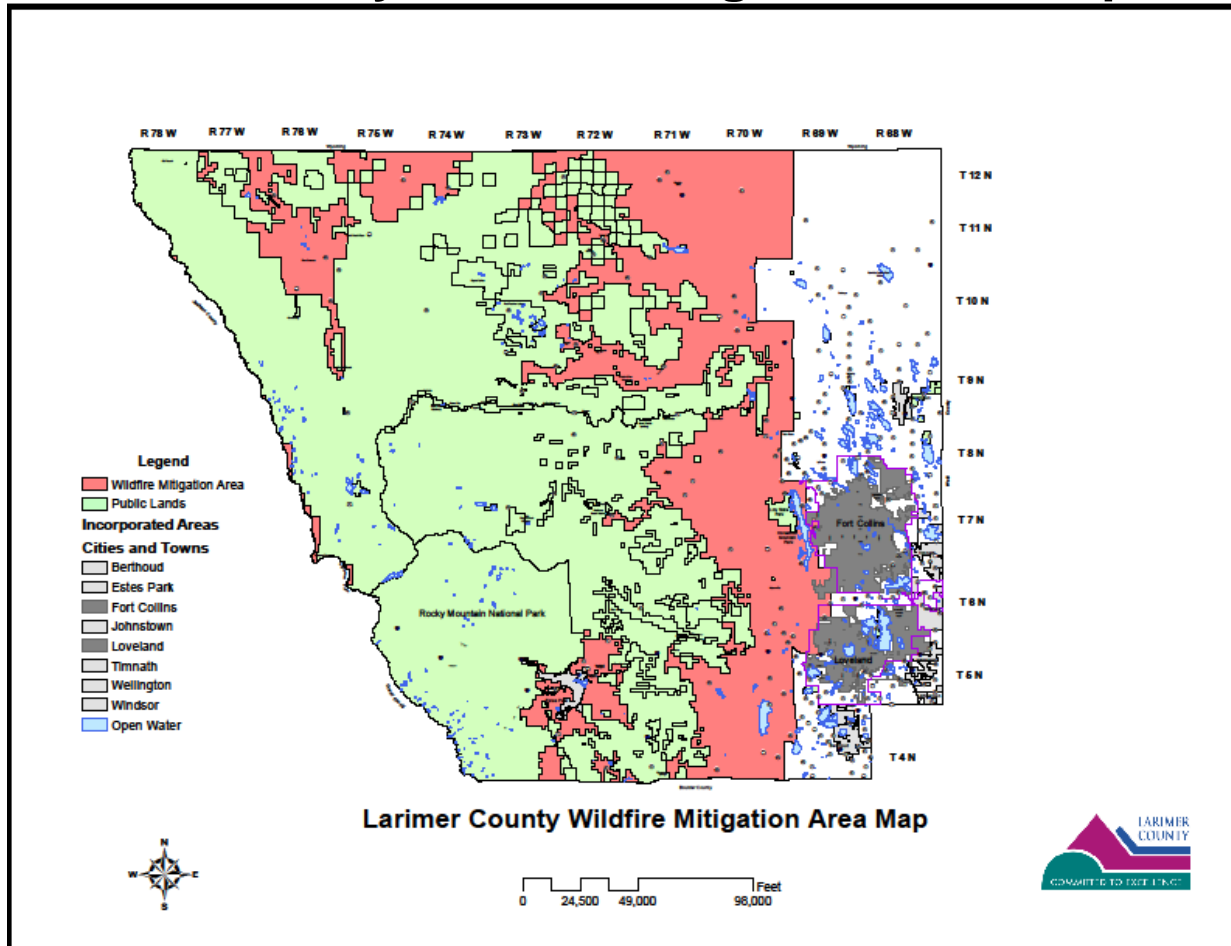
3605.2 Alternate Design. The building official may approve other alternate designs provided it meets the requirements of Section 104.11.

3606 Fees. Fees shall be assessed in accordance with the wildfire fees table currently adopted by Larimer County.

3607 Appeals. Appeals of interpretations made by the building official relative to the application of this chapter shall be made to the Board of Appeals.

3608 Maintenance. Defensible space areas created as required by this chapter or other referenced documents within the Larimer County Wildfire Mitigation Plan shall be maintained by the property owner. No re-planting or new planting of trees, shrubs or other vegetation that would violate the defensible space requirements of this chapter shall be allowed.

Larimer County Wildfire Mitigation Area Map



Appendices

The following appendix chapters are hereby adopted as part of the 2018 International Building Code:

- Appendix C** – Agricultural Buildings
- Appendix E** – Supplementary Accessibility Requirements
- Appendix I** – Patio Covers

2018 International Existing Building Code (IEBC)

Chapter 1 Administration

The following section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Existing Building Code of Larimer County, hereinafter referred to as “this code.”

The following section is hereby amended to read as follows:

101.4.2 Buildings Previously Occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code adopted and enforced by a fire district, **the International Property Maintenance Code** or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

The following section is hereby amended to read as follows:

103.1 Creation of enforcement agency. The Building **Division** is hereby created...

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

104.10.1 Flood Hazard areas. For *existing buildings* located in *flood hazard areas* as established by International Building Code Section 1612.3, for which *repairs, alterations or additions* constitute *substantial improvement*, the County Engineer shall not grant modifications to any provision required in flood hazard areas as without the granting of a variance to such provisions by the Floodplain Review Board.

The following section is hereby amended to read as follows:

1401.2 Applicability. Structures existing prior to January 1, 1972 shall be safe for human occupancy...

The following section is hereby added to read as follows:

Section 1401.3 Moved Buildings or structures. Buildings or structures moved into or within Larimer County shall comply with the provisions of the codes adopted when built or the first building¹ or energy² code adopted by Larimer County, if built prior to building or energy codes being adopted. In addition, such buildings or structures shall meet the requirements for Wind loads, Snow loads, Flood Hazard Areas, Wildfire Hazard Areas, and Fireplace Restricted Areas of their new location.

1. The 1971 One- and Two-Family Dwelling Code was the first building code adopted by Larimer County.
2. The 1977 Colorado Energy Conservation Standards was the first energy code adopted by Larimer County.

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2018 INTERNATIONAL MECHANICAL CODE AMENDMENTS (IMC)

Chapter 1 Administration

The following section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of Larimer County, hereinafter referred to as "this code."

The following section is hereby amended to read as follows:

Section 103.1 General. The Building **Division** is hereby created and the executive official in charge thereof shall be known as the building official.

The following sections are hereby deleted in their entirety:

~~**106.1.1 Annual permit.**~~

~~**106.1.2 Annual permit records.**~~

The following section is hereby amended to read as follows:

106.5.2 Fee Schedule – A fee for Mechanical permits shall be paid to the building official as set forth in the current fee schedule for Larimer County.

The following section is hereby amended to read as follows:

108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erect, install, alter, or repair mechanical work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The last sentence in the following section is hereby amended to read as follows:

108.5 Stop Work Orders. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be **subject to penalties as prescribed by law.**

The following section is hereby amended to read as follows:

109.2 Membership of board. The board of appeals created to hear matters of the International Building Code and International Residential Code shall be the Board of Appeals in all International Mechanical Code matters and their rules applied.

Sections 109.2.1 through 109.6.2 are hereby deleted in their entirety. Section 109.7 shall become Section 109.3 by this amendment and as such is not deleted or amended.

Chapter 2 Definitions

SECTION 202 GENERAL DEFINITIONS

The following definitions are hereby added:

Fireplace insert: A wood burning device designed to be installed in an existing fireplace.

Non-restricted Area: That part of unincorporated Larimer County located west of Range 71 or North of the north half of Township 10, and east of Range 72 as shown on the Larimer County Fireplace Area Map.

Restricted Area: That part of unincorporated Larimer County located outside the Non-restricted Area as shown on the Larimer County Fireplace Area Map.

Wood stove: An appliance designed for or capable of burning wood and capable of and intended for domestic space heating or domestic water heating.

Chapter 6 Duct Systems

The following section is hereby amended as follows:

Table 603.4 Duct construction minimum sheet metal thickness for individual dwelling units

BELOW TABLE A CONVERSION CHART SHALL BE ADDED TO CONVERT THICKNESS TO GAUGE

Thickness (inches)	.013	.016	.018	.019	.023	.024	.027	.034
Galvanized Steel (gauge)	32	30	28	28	25	25	24	21
Aluminum (gauge)	28	26	25	24	23	22	21	19

The following section is hereby added to read as follows:

603.19 Duct protection during construction. During construction, all duct systems shall be protected from entrance of **dirt, dust and construction debris**. **Dirt, dust and construction debris** shall be removed from ducts and the furnace filter replaced prior to final inspection.

Chapter 8 Chimneys and Vents

The following section is hereby amended to read as follows:

801.19 Multi-story prohibited. Common venting systems for appliances located on more than one floor level shall be prohibited, except engineered systems where all appliances served by the common vent are located in rooms or spaces that are accessed from the outdoors. The appliance enclosures shall not communicate with occupiable areas of the building.

Chapter 9 Specific Appliances, Fireplaces, and Solid Fuel-Burning Equipment

The following section is hereby added to read as follows:

903.1.1 Wood stoves and fireplace inserts. All wood stoves and fireplace inserts installed on or after January 1, 2002, in unincorporated Larimer County shall meet the Phase III emissions standards for wood stoves established by the Colorado Air Quality Control Commission.

All wood stoves and fireplace inserts installed prior to January 1, 2002, in unincorporated Larimer County shall be allowed to remain in use until such time as the owner voluntarily replaces it. Upon replacement, such wood stove or fireplace insert shall meet the Phase III emission standards for wood stoves established by the Colorado Air Quality Control Commission.

The following section is hereby amended to read as follows:

903.3 Unvented gas log heaters.

An unvented gas log heater shall not be installed in a factory-built fireplace ~~unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.~~

The first sentence in the following section is hereby amended to read as follows:

1004.2 Installation. In addition to the requirements of this code, the installation of boilers shall conform to the manufacturer's installation instructions, **state law and rules adopted by state regulators.** Operating instructions....

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2018 INTERNATIONAL PLUMBING CODE (IPC)

Chapter 1 Administration

The following section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the International Plumbing Code of Larimer County hereinafter referred to as "this code."

The following section is hereby amended to read as follows:

103.1 General. The Building **Division** is hereby created and the executive official in charge thereof shall be known as the Chief Building Official.

The following sections are hereby deleted in their entirety:

~~**106.1.1 Annual permit.**~~

~~**106.1.2 Annual permit records.**~~

The following section is hereby amended by amending exception item #2 to read as follows:

106.2 Exempt work. The following work shall be exempt from the requirement for a permit:

2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, the removal and replacement of fixtures, including the same or smaller size water heater, by State-licensed plumbers, provided such repairs or replacements do not involve or require the replacement or rearrangement of valves, pipes, or vents.

The following section is hereby amended to read as follows:

106.6.2 Fee Schedule. A fee for all plumbing work permits shall be paid to the building official as set forth in the current fee schedule as established by Larimer County.

The following section is hereby amended to read as follows:

106.6.3 Fee Refunds. The building official is authorized to establish a refund policy.

The following section is hereby amended to read as follows:

108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs plumbing work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The last sentence in the following section is hereby amended to read as follows:

108.5 Stop work orders. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation on unsafe condition, shall be subject to penalties as prescribed by law.

The following section is hereby amended to read as follows:

109.2 Membership of Board. The board of appeals created to hear matters of the International Building Code and International Residential Code shall be the Board of Appeals in all International Plumbing Code matters and their rules applied.

Sections 109.2.1 through 109.6.2 are hereby deleted in their entirety. Section 109.7 shall become Section 109.3 by this amendment and as such is not deleted or amended.

Chapter 2 Definitions

The following section is hereby amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, National Electrical Code (NEC) enforced by the State of Colorado, International Fuel Gas Code, or the International Mechanical Code, such terms shall have the meaning ascribed to them as in those codes.

Chapter 3 General Regulations

The following section is hereby amended to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be not less than 12" below finished grade and comply with State of Colorado and Larimer County Environmental Health Department Regulations.

The fourth sentence in the following section is hereby amended to read as follows:

312.1 Required tests.... Plumbing system piping shall be tested with either water or, ~~for piping systems other than plastic,~~ by air.

The following section is hereby amended by deleting the first sentence to read as follows:

312.3 Drainage and air vent test. ~~Plastic piping shall not be tested using air.~~ An air test shall be made by...

Chapter 4 Fixtures, Faucets and Fixture Fittings

The following section is hereby amended by deleting footnote 'f' as follows:

Table 403.1 Minimum Number of required Plumbing Fixtures.

~~Footnote f. The required number and type of plumbing fixtures for outdoor swimming pools...~~

The following section is hereby amended as follows:

403.2 Separate facilities. Where plumbing fixtures are provided, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of ~~15~~ 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.
4. ~~Separate facilities shall not be required in business occupancies in which the maximum occupant load is 25 or fewer.~~

Chapter 6 Water Supply and Distribution

The following section is hereby amended as follows:

607.3 Thermal expansion control. Where a storage water heater is supplied with cold water that passes through a check valve, pressure reducing valve or backflow preventer, a thermal expansion control device shall be connected to the water heater cold water supply pipe at a point that is downstream of all check valves, pressure reducing valves and backflow preventers.

Chapter 7 Sanitary Drainage

The last sentence in the following section is hereby deleted and the Exception amended as follows:

701.2 Connection to sewer required. ~~Where state or local requirements do not exist for private sewage disposal systems, the sanitary drainage piping and systems shall be connected to an approved private sewage disposal system that is in accordance with the International Private Sewage Disposal Code.~~

Exception: Graywater systems shall comply with Larimer County Environmental Health Department regulations.

Chapter 9 Vents

The following section is hereby amended to read as follows:

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches (152 mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, open vent pipes shall terminate shall terminate not less than 7 feet (2134mm) above the roof.

Chapter 13 Non-potable Water Systems

The following section is hereby amended by adding a sentence at the end to read as follows:

1301.1 Scope... Non-potable water systems shall comply with Larimer County Environmental Health Department regulations.

Chapter 14 Subsurface Landscape Irrigation Systems

The following section is hereby amended by adding a sentence at the end to read as follows:

1401.1 Scope... Subsurface landscape irrigation systems shall comply with Larimer County Environmental Health Department regulations.

2018 International Energy Conservation Code (IECC)

Chapter 1 Administration

The following sections are hereby amended to read as follows:

C101.1 & R101.1 Title. These regulations shall be known as the Energy Conservation Code of Larimer County, and shall be cited as such. It is referred to herein as "this code."

The following section is hereby amended by adding the following exceptions to read as follows:

C101.2 Scope. This code applies to *commercial buildings*, buildings sites and associated systems and equipment.

R101.2 Scope. This code applies to *residential buildings*, buildings sites and associated systems and equipment.

Exceptions:

1. Agricultural and detached accessory buildings heated or cooled in their interior for short periods of time and switched with a timer of 2 hours or less.
2. Agricultural and detached accessory buildings which are neither heated nor cooled by fossil fuel or electricity.
3. Agricultural and detached accessory buildings not heated above 50⁰ F.
4. Fully enclosed accessory buildings and attached garages not containing habitable space may be considered conditioned space subject to the following thermal and envelope criteria:
 - a) Such spaces meet the criteria for thermal isolation and any HVAC equipment installed therein is sized for a peak design load assuming a maximum Winter Indoor Design Dry-bulb Temperature of 60°F and a minimum Summer Indoor Design Dry-bulb Temperature of 80°F.

- b) The walls are insulated with insulation having a minimum R-value of R-13.
- c) The roof/ceiling is insulated with insulation having a minimum R-value of R-30.
- d) Windows have a maximum U-factor of 0.45 & in total do not exceed 10% of the floor area.
- e) Doors have a minimum R-value of 3 and are sealed to prevent infiltration to the extent practical as determined by the building official.

The following section is hereby deleted in its entirety as follows:

~~C103.6 Building documentation and closeout submittal requirements.~~

The following section is hereby amended by adding Section C302.1 and Section R302.1 to read as follows:

C302.1 Thermal design parameters in Climate Zone 5B. The following thermal design parameters shall be used for calculations required under this code:

- a) Winter Outdoor Design Dry-bulb (4°F),
- b) Winter Indoor Design Dry-bulb (72°F),
- c) Summer Outdoor Design Dry-bulb (91°F),
- d) Summer Indoor Design Dry-bulb (75°F),
- e) Summer Design Wet-bulb (62°F),
- f) 6368 Degree Days Heating, and
- g) 479 Degree Days Cooling.

All heating and cooling equipment shall be tested to ensure such equipment is operating within the manufacturers' recommended parameters and standards according to the applicable protocols established by the building code official and in accordance with the mechanical and energy conservation codes adopted by Larimer County.

R302.1 Thermal design parameters in Climate Zone 5B. The following thermal design parameters shall be used for calculations required under this code:

- a.) Winter Outdoor Design Dry-bulb (4°F),
- b.) Winter Indoor Design Dry-bulb (72°F),
- c.) Summer Outdoor Design Dry-bulb (91°F),
- d.) Summer Indoor Design Dry-bulb (75°F),
- e.) Summer Design Wet-bulb (62°F),
- f.) 6368 Degree Days Heating, and
- g.) 479 Degree Days Cooling.

All heating and cooling equipment shall be sized such that the total sensible capacity of the cooling equipment does not exceed the total sensible load by more than 25% for cooling-only applications, or by more than 40% for heating applications in accordance with the procedures in ACCA Manual J, 8th Edition, using the above thermal design parameters. All ducted air-distribution heating and cooling systems shall be sized using cooling loads. All heating and cooling equipment shall be tested to ensure such equipment is operating within the manufacturers' recommended parameters and standards according to the applicable protocols established by the building code official and in accordance with the mechanical and energy conservation codes adopted by Larimer County.

The following sections are hereby amended as follows by adding a sentence to the last paragraph:

C303.1.3 and R303.1.3. Products lacking a label specifying U-factor, SHGC or VT may be allowed to use a calculated U-factor, SHGC and VT based on the glazing manufacturer's performance data for the glazing and frame based on a published method from the frame manufacturer or other method approved by the building official.

The following section is hereby amended by amending Exception #2 to read as follows:

C402.1.1 Low-energy buildings.

2. Those that do not contain conditioned **or habitable** space.

The following section is hereby amended by amending Exception 1.2 and adding 1.3 to read as follows:

R402.1 General. The building thermal envelope shall comply with the requirements of Sections R402.1.1 through R402.1.5.

Exceptions:

1.2 Those that do not contain conditioned **or habitable** space.

1.3 Greenhouses.

The following section is hereby amended as follows:

Table C402.1.3 Opaque Thermal Insulation Component Minimum Requirements, R-Value Method

For Climate Zone 5 column, change requirement for all above-roof deck continuous insulation from R-30 to R-20, change below-grade wall continuous insulation from R7.5 to R10.

The following section is hereby amended by adding the following sentences at the end to read as follows:
C402.2.1 Roof assembly. ...R-38 insulation shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plates at the eaves. This reduction shall not apply to the U-factor alternate approach in Section C402.1.4.

The following section is hereby amended and an Exception is added as follows:

C402.5 Air leakage – thermal envelope (Mandatory). The thermal envelope of buildings shall comply with Sections C402.5.1 through C402.5.8. ~~or~~ **In addition**, the building thermal envelope shall be tested in accordance with ASTM E 779 at a pressure differential of .3 inch water gauge (75 Pa) or an equivalent method approved by the code official and deemed to comply with the provisions of this section when the tested air leakage rate of the building thermal envelope is not greater than 0.40 cfm/ft² (2.0 L/s x m²). ~~Where compliance is based on such testing, the building shall also comply with Sections C402.5.5., C402.5.6 and C402.5.7.~~

Exceptions:

1. The building official may waive the air leakage testing requirement for buildings or portions thereof that are not fully enclosed and fully conditioned, such as warehouses and repair garages with overhead doors that are frequently open while in operation.
2. Townhouses and condominiums may use the City of Fort Collins Protocol for New Multifamily Building Air Tightness Testing as an alternative test.

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

C402.5.1 Air barriers. A continuous air barrier shall be provided throughout the building thermal envelope. The air barrier shall be permitted to be located on the inside of outside of the building envelope, located within the assembly composing the envelope or any combination thereof. The air barrier shall comply with Sections C402.5.1.1. ~~and C402.5.1.2.~~

2. Additions not exceeding 50% of the original floor area and alterations.

The following sections are hereby deleted in their entirety:

~~**C402.5.1.2 Air barrier compliance options.**~~

~~**C402.5.1.2.1 Materials.**~~

~~**C402.5.1.2.2 Assemblies.**~~

The following sections are hereby deleted in their entirety:

~~**C402.5.3 Rooms containing fuel-burning appliances**~~

~~**R402.4.4 Rooms containing fuel-burning appliances**~~

The following section is hereby amended to read as follows:

R404.1 Lighting Equipment (Mandatory). Not less than ~~90~~ **75** percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

The following section is hereby amended by adding Exceptions #3 & 4 to read as follows:

C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements:

3. Systems in new buildings not exceeding 15,000 sq. ft. gross floor area.
4. Additions and alterations

The following section is hereby amended to read as follows:

C408.2.4.1 Acceptance of report. Buildings, or portions thereof, shall not be considered as acceptable for a final inspection pursuant to Section C105.2.6 until the code official has received **written notification from the building owner or owner's authorized agent that they have received the Preliminary Commissioning Report.**

The following section is hereby deleted in its entirety as follows:

~~**C408.2.5 Documentation requirements.**~~

The following section is hereby renumbered as C408.2.5 and amended to read as follows:

~~**C408.2.5.1 System balancing report.**~~ A written report describing the activities and measurements completed in accordance with Section C408.2.2. **shall be provided to the building official prior to final inspection approval.**

The following section is hereby deleted in its entirety as follows:

~~**C408.2.5.2 Final commissioning report.**~~

The following section is hereby amended to read as follows:

C408.3.1 Functional testing. Prior to passing final inspection, the *registered design professional or electrical contractor* shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

The following section is hereby amended by amending Exception #3 to read as follows:

C503.1 General. Alterations to any building or structure shall comply with the requirements of Section C503...

Exceptions:

3. Existing ceiling, wall or floor cavities exposed during construction, provided these cavities are filled with insulation. *If they are not filled, they shall be filled with insulation to the maximum extent practical without requiring reconstruction or installation of exterior insulation to meet the requirements of Tables C402.1.3 or C402.1.4.*

2018 International Fuel Gas Code (IFGC)

Chapter 1 Administration

The following section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Fuel Gas Code of Larimer County, hereinafter referred to as "this code."

The following sections are hereby deleted in their entirety:

~~**106.1.1 Annual permit.**~~

~~**106.1.2 Annual permit records.**~~

The following section is hereby amended to read as follows:

106.6.2 Fee Schedule. A fee for all Fuel Gas work permits shall be paid to the building official as set forth in the current fee schedule as established by Larimer County.

The following section is hereby amended to read as follows:

106.6.3 Fee Refunds.

The building official is authorized to establish a refund policy.

The following section is hereby amended to read as follows:

108.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs mechanical work in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The last sentence in the following section is hereby amended to read as follows:

108.5 Stop work orders. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation on unsafe condition, shall be subject to penalties as prescribed by law.

The following section is hereby amended to read as follows:

109.2 Membership of Board. The Board of Appeals created to hear matters of the International Building Code and International Residential Code shall be the Board of Appeals in all International Fuel Gas Code matters and their rules applied.

Sections 109.2.1 through 109.6.2 are hereby deleted in their entirety. Section 109.7 shall become Section 109.3 by this amendment and as such is not deleted or amended.

Chapter 3 General Regulations

The following section is hereby amended by deleting Exceptions 3 and 4 and renumbering the remaining exceptions to read as follows:

303.3 Prohibited locations.

Exceptions:

~~3. A single wall-mounted unvented room heater is installed in a bathroom...~~

~~4. A single wall-mounted unvented room heater is installed in a bedroom...~~

~~5. 3. The appliance is installed in a room or space....~~

~~6. 4. A clothes dryer is installed in a residential bathroom...~~

The first sentence in the following section is hereby amended to read as follows:

304.5 Indoor combustion air. The required volume of indoor air shall be determined in accordance with Section 304.5.1 or 304.5.2, when it is shown that the infiltration rate is at least 0.40 air changes per hour, or Section 304.5.2 shall be used.

Chapter 4 Gas Piping Installation

The following section is hereby amended to read as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum of 18 inches (457.2 mm) below grade, except as provided in Section 404.12.1.

The following section is hereby amended to read as follows:

404.12.1 Individual outside appliances. Individual lines to outside lights, grills, or other appliances shall be installed a minimum of 18 inches (457.2 mm) below finished grade.

Exception: Approved materials installed a minimum of 6 inches (152 mm) below finished grade when covered with a minimum 4-inch-thick (101.6 mm) concrete slab.

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

404.15 Outlet closures.

Gas outlets and fittings which allow for future gas line expansion that do not connect to appliances shall be provided with an approved gas shutoff valve with the end capped gas tight.

Exceptions:

2. Drip/dirt legs which are installed at the floor level at appliances.

The following section is hereby amended to read as follows:

405.1 General. Changes in direction of hard metallic pipe shall be permitted to be made by the use of fittings or factory bends.

The following section is hereby deleted in its entirety:

405.2 Metallic pipe.

The first sentence in the following section is hereby amended to read as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 1 ½ times the proposed maximum working pressure, but not less than 10 psig (68.9476 kPa gauge), irrespective of design pressure.

The following section is hereby amended to read as follows:

409.5.2 Vented Decorative appliances and room heaters. Shutoff valves for vented decorative appliances and decorative appliances for installation in vented fireplaces shall be permitted to be installed in an area remote from the appliance where such valves are provided with ready access. Such valves shall be permanently identified and shall not serve another appliance. Remote valves shall be operable on the same floor as the appliance served and within 12 feet (3657.6 mm) as measured along the floor line. Piping from the shutoff valve to within 3 feet (914 mm) of the appliance connection shall be designed, sized and installed in accordance with Sections 401 through 408.

The following section is hereby amended to read as follows:

410.3 Venting of regulators. Pressure regulators that require a vent shall have an independent vent to the outside of the building. The vent shall be designed to prevent the entry of insects, water or foreign objects. Vents shall not terminate within 3 feet (914 mm) of openings into the building.

Chapter 5 Chimneys and Vents

The following section is hereby amended by amending item #1, deleting items #8 and #10 and renumbering items #9 and #11 to read as follows:

501.8 Appliances not required to be vented. The following appliances shall not be required to be vented.

1. Residential Ranges.
- ~~8. Room heaters listed for unvented use.~~
- 8.** Direct-fired make-up air heaters.
- ~~10. Other equipment listed for unvented use and not provided with flue collars.~~
- 9.** Specialized equipment of limited input such as laboratory burners and gas lights.

The following section is hereby deleted:

~~**503.2.2 Well-ventilated spaces.**~~

The following section is hereby amended by deleting the Exception as follows:

503.5.6.1 Chimney lining. Chimneys shall be lined in accordance with NFPA 211.

~~**Exception:** Where an existing chimney complies...~~

The following section is hereby amended to read as follows:

503.6.11 Gas vents serving appliances on more than one floor. Common venting systems for appliances located on more than one floor level shall be prohibited, except engineered systems where all appliances served by the common vent are located in rooms or spaces that are accessed from the outdoors. The appliance enclosures shall not communicate with occupiable areas of the building.

The following section is hereby amended to read as follows:

503.6.11.1 Appliance separation. Appliances connected to the common vent shall be located in rooms which have provisions for an adequate supply of combustion, ventilation, and dilution air not supplied from habitable space.

Chapter 6 Specific Appliances

The following section is amended by adding a sentence at the end to read as follows:

614.4 Exhaust Installation....Dryer exhaust duct terminations shall not be located within 3 feet (914 mm) of openings into the building.

The following section is deleted in its entirety as follows:

~~**621 UNVENTED ROOM HEATERS.**~~

=====

2018 International Property Maintenance Code (IPMC)

Chapter 1 Scope and Administration

The following section is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the *International Property Maintenance Code of Larimer County*, hereinafter referred to as "this code."

The following section is hereby amended to read as follows:

101.2. Scope. The provisions of this code shall apply to all existing residential and nonresidential structures ~~and all existing premises~~ and constitute minimum requirements and standards for ~~premises~~, structures, equipment, ~~and~~

facilities for light, ~~ventilation, space, heating,~~ sanitation, protection from the elements, a reasonable level of safety from fire and other hazards; and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an owner's authorized agent, *operators* and *occupants*; the *occupancy* of existing structures and premises, and for administration, enforcement and penalties.

The following section is hereby amended to read as follows:

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy and maintenance* of structures ~~and premises~~. Existing structures ~~and premises~~ that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

The following section is hereby deleted in its entirety as follows:

~~**102.2 Maintenance.**~~

The following section is hereby amended to read as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the *International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code* and NFPA 70. ~~Nothing in this code shall be construed to cancel, modify or set aside any provision of the *International Zoning Code*.~~

The following section is hereby amended to read as follows:

102.5 Workmanship. Repairs, ~~maintenance work,~~ alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's instructions.

The following section is hereby amended to read as follows:

102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or **imminently dangerous** equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

The following section title is hereby amended to read as follows:

**DEPARTMENT OF PROPERTY
MAINTENANCE INSPECTION
BUILDING DIVISION**

The following section is hereby amended to read as follows:

103.1 Creation of enforcement agency. The ~~department of property maintenance inspection~~ **Building Division** is hereby created and the executive official in charge shall be known as the ~~code~~ **Chief Building** Official.

The following section is hereby amended to read as follows:

103.2 Appointment. The ~~code~~ **Chief Building** Official ("code official") shall be appointed by the ~~chief appointing authority of the jurisdiction~~ **Director of the Community Development Department**.

The following section is hereby deleted in its entirety as follows:

~~**103.5 Fees.**~~

The following section is hereby amended to read as follows:

104.4. Identification. The *code official* shall carry proper identification when inspecting structures ~~or premises~~ in the performance of duties under this code.

The following section is hereby amended to read as follows:

106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction ~~on such premises~~ shall be charged against the real estate upon which the structure is located and shall

be a lien upon such real estate, or may be made a personal obligation of the person causing the violation, whichever the legislative body of this jurisdiction shall determine is appropriate.

The following section is hereby amended to read as follows:

106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, ~~or structure or premises,~~ or to stop an illegal act, conduct, business or utilization of the building, ~~or structure or premises.~~

The following section is hereby amended to read as follows:

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the ~~dwelling unit or structure~~ into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

The following section is hereby amended to read as follows:

Section 107.6 Transfer of ownership. It shall be unlawful for the owner of ~~dwelling unit or~~ a structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such ~~dwelling unit or structure~~ to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

The following section title is hereby amended to read as follows:

SECTION 108. UNSAFE STRUCTURES AND IMMINENTLY DANGEROUS EQUIPMENT

The following section is hereby amended to read as follows:

108.1 General. When a structure or **imminently dangerous** equipment is found by the *code official* to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

The following section is hereby amended to read as follows:

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains **imminently dangerous** ~~unsafe~~ equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The following section is hereby amended to read as follows:

108.1.2 Imminently dangerous Unsafe equipment. **Imminently dangerous** ~~unsafe~~ equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other **imminently dangerous** equipment within the structure that is in such disrepair or condition that such **imminently dangerous** equipment is an **imminent** hazard to life, health, property or safety of the public or occupants of the structure.

The following section is hereby amended to read as follows:

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the *code official* or **Health Officer** finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair, ~~or lacks maintenance,~~ is insanitary, is vermin or rat infested, contains filth and contamination, or lacks ~~ventilation, illumination,~~ sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

The following section is hereby amended to read as follows:

108.1.4 Unlawful structure. An unlawful structure is one ~~found in whole or in part to be occupied by more persons than permitted under this code,~~ or that was erected, altered or occupied contrary to law.

The following section is hereby amended to read as follows:

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reasons, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, or exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, that because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the *code official* or Health Officer, to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

The following section is hereby amended as follows:

108.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structure collapse, the *code official* is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises-structure within the time specified in the order, the *code official* shall cause the premises-structure to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate, upon which the structure is located and shall be a lien upon such real estate or may be made a personal obligation of the person causing the violation, whichever the legislative body of this jurisdiction shall determine is appropriate. and shall be collected by any other legal resource.

The following section is hereby amended as follows:

108.3 Notice. Whenever the *code official* has condemned a structure or imminently dangerous equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner, the owner's authorized agent or the person or persons responsible for the structure or imminently dangerous equipment in accordance with Section 107.3. If the notice pertains to imminently dangerous equipment, it shall be placed on the condemned equipment. The notice shall in the form prescribed in Section 107.2.

The following section is hereby amended as follows:

108.4. Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises-structure or on defective on imminently dangerous equipment a placard bearing the word "Condemned" and a statement of the penalties

provided for occupying the ~~premises-structure~~, operating the **imminently dangerous** equipment or removing the placard.

The following section is hereby amended as follows:

108.5 Prohibited occupancy. Any occupied structure condemned and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded ~~premises-structure~~ or shall operate placarded equipment, and any owner or owner's authorized agent or person responsible for the ~~premises structure~~ who shall allow anyone to occupy a placarded ~~premises-structure~~ or operate placarded equipment shall be liable of the penalties provided by this code.

The following section is hereby amended as follows:

108.6 Abatement methods. The owner, owner's authorized agent, operator or occupant of a building, ~~premises structure~~ or **imminently dangerous** equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition of other approved corrective action.

The following section is hereby amended as follows:

109.1 Imminent danger. When, in the opinion of the *code official*, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of **imminently dangerous** equipment, the *code official* is hereby authorized and empowered to order and require the occupants to vacate the structure forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe and Its Occupancy has been Prohibited by the *code official*." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

The following section is hereby amended as follows:

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the ~~premises structure~~ or owner's authorized agent where the unsafe structure is or was located, for the recovery of such costs, **or the costs may be made a personal obligation of the person causing the violation, whichever the legislative body of this jurisdiction shall determine is appropriate.** In the case of a locally declared emergency causing the abatement work to be completed, the Larimer County Board of County Commissioners may determine that the property owner will not be held responsible for abatement costs.

The following section is hereby amended as follows:

110.1 General. The *code official* shall order the owner or owner's authorized agent of any ~~premises upon which is located any-structure~~ which in the *code official's* judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation or normal construction of any structure for a period of more than two years, the *code official* shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the *code official*.

The following section is hereby amended as follows:

110.3 Failure to comply. If the owner of a ~~premises-structure~~ or owner's authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate, **or the cost may be made a personal obligation of the person causing the violation, whichever the legislative body of this jurisdiction shall determine is appropriate.**

The following section is hereby amended to read as follows:

111.1 Application for appeal. Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application of appeal is filed within 30 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

The following section is hereby amended to read as follows:

111.2 Membership of board. The board of appeals created to hear matters of the International Building Code and International Residential Code shall be the Board of Appeals in all International Plumbing Code matters and their rules applied.

Sections 111.2.1 through 111. 6.2 are hereby deleted in their entirety.

Section 111.7 shall become Section 111.3 by this amendment and as such is not deleted or amended.

Section 111.8 shall become Section 111.4 by this amendment and as such is not deleted or amended.

The following section is hereby deleted in its entirety as follows:

~~112.4 Failure to comply.~~

The following section is hereby deleted in its entirety as follows:

~~201.5 Parts.~~

Chapter 2 Definitions

SECTION 202 GENERAL DEFINITIONS

The following definitions are hereby amended to read as follows:

CODE OFFICIAL. The **Chief Building Official**, official who is charged with the administration and enforcement of this code, or any duly authorized representative.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rodents, vermin or other pests.

OPERATOR. Any person who has charge, care or control of a structure or premises that is offered for occupancy.

The following definitions are hereby deleted as follows:

~~DWELLING UNIT.~~

~~EXTERIOR PROPERTY.~~

~~GARBAGE.~~

~~HOUSEKEEPING UNIT.~~

~~INOPERABLE MOTOR VEHICLE.~~

~~LET FOR OCCUPANCY or LET.~~

~~NEGLECT.~~

~~PREMISES.~~

~~ROOMING HOUSE.~~

~~ROOMING UNIT.~~

~~RUBBISH.~~

~~SLEEPING UNIT.~~

~~TOILET ROOM.~~

~~VENTILATION.~~

~~YARD.~~

CHAPTER 3 is hereby deleted in its entirety.

CHAPTER 4 is hereby deleted in its entirety.

CHAPTER 5 is hereby deleted in its entirety.

CHAPTER 6 is hereby deleted in its entirety.

CHAPTER 7 is hereby deleted in its entirety.

CHAPTER 8 is hereby amended in its entirety to read as follows:

REFERENCED STANDARDS

ICC International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001

IBC—18: International Building Code

102.3, 201.3

IECC—18: International Energy Conservation Code

102.3

IEBC—18: International Existing Building Code

102.3, 201.3

IFC—18: International Fire Code

102.3, 201.3

IFGC—18: International Fuel Gas Code

102.3, 201.3

IMC—18: International Mechanical Code

102.3, 201.3

IPC—18: International Plumbing Code

102.3, 201.3

IRC—18: International Residential Code

102.3, 201.3