

Significant I-Code Changes from 2015 to 2018

Replace 1997 **Uniform Abatement Code** with 2018 International Property Maintenance Code (1st two chapters only, relating to unsafe buildings and equipment only, deleting out references to premises or maintenance as well as Chapters 3-7 and unneeded referenced standards).

Adopt **pool barriers** and suction entrapment avoidance into IBC/IRC rather than adopt entire International Swimming Pool and Spa Code.

Add **pergolas** (arbors) with open roofs to list of structures **exempt from building permits under IRC**.

Solid roof deck now defined by local amendment as having **max. 1/8" gaps** (IRC/IBC).

Amend **Wildfire Hazard Area requirements** in both IBC and IRC to require three-foot noncombustible siding OR 3' noncombustible ground cover, but not both. Clarify the scoping exception for detached accessory structures to 600 sq. ft. max for barns, sheds and greenhouses (IRC loafing sheds can be unlimited in size).

Continue to delete IRC requirement for drywall under I-joint floors EXCEPT when there is gas heating or water heating appliances under the floor, unless you (1) fire sprinkler underfloor, or (2) **enclose appliances within a mechanical room** with drywall, solid or fire-rated doors and fireblocking.

Limit the size of unheated, detached accessory buildings that can be constructed on **monolithic slabs without engineered plans to 600 sq. ft. max** (IRC).

Require **ice and water shield** underlayment countywide for specific roof coverings, rather than only in the Class B roof area (both IRC/IBC). Fort Collins and Loveland (in our Class C area) already require this.

All wood for decks must be pressure-treated or naturally durable, not just wood closest to grade. Entire section reorganized and tables added up to 5,500' elevation – local tables go to 8,000' (IRC).

Remove long-standing **Fire Containment Area table** and embed the 5,000-max. sq. ft. unsprinklered rule into the text of code sections, to match Poudre Fire adopted code amendments (IBC).

Occupant load factor for business uses increased from 100 to **150 sq. ft. per person**, can use lower figure for "concentrated business use areas" like call centers down to 50 sq. ft. per person (IBC).

Greenhouses may take **roof snow load reductions below 30 psf** if they follow ASCE 7 (IRC/IBC).

Terminology of wind speeds changed in IBC, from Ultimate Design Wind Speed to Basic Wind Speed. Still called Ultimate Design Wind Speed in IRC. No actual wind speeds changed. Update local wind map.

Wind exposure category designated as Exposure C unless approved by Building Official (IRC/IBC).

Special inspection required for **wood trusses** whose clear **span exceeds 60'** (IBC).

Assisted use/**Family Toilet Rooms** now also allow urinals, children's water closets and lavatories (IBC).

Emergency elevator communications systems required to provide visual, text-based and video-based 24/7 live interactive system. Such systems not yet available. In consultation with state elevator regulators, **local amendment deleted this requirement because the technology is not readily available** (IBC).

Adopt IRC Appendix F (Radon Mitigation) as a reference standard for radon mitigation systems.

Adopt IRC Appendix M and alter related IBC scoping sections to clarify that **in-home family day cares with over 5 children do not require a fire sprinkler system** and remain under the scope of the IRC.

Adopt IRC Appendix Q to offer flexibility for **Tiny Houses on foundations** regarding ceiling heights, stairs to loft, guards and egress window.

Adopt IRC Appendices R & S to allow **prescriptive rules for strawbale and straw-clay homes**.

PLUMBING, MECHANICAL, FUEL GAS PROVISIONS (IPC, IMC, IFGC, IRC)

Allow **gluing PVC to CPVC** only at water service entrance and **PVC to ABS** only at building drain/sewer connection, using an approved transition glue (IRC).

Local amendments reinstates requirement to **install smoke and CO alarms when replacing gas-fired heating/water heating appliances**; such alarms need not be interconnected if impractical (IRC).

Plumbing vents through roof may terminate under a PV system or “architectural feature” if they extend at least 2” above roof and there is an open area not less than the area of the pipe (IRC).

Where provided, **thermal expansion tanks must be independently supported** not by piping (IRC, IPC).

Gas clothes dryers allowed in bathrooms with 100 sq. inches makeup air (IRC, IFGC).

Water hammer arrestors required in plumbing with quick-closing valves (IRC, IPC).

By amendment, **deleted conflicting code section allowing building air cavities to be used for return air**, which is prohibited in the energy efficiency provisions (IRC).

Whole house mechanical ventilation manual override must be **clearly labelled** by text or symbol (IRC).

ENERGY CODE PROVISIONS (IECC/IRC)

Increase prescriptive **ceiling insulation** requirements to **R-49** minimum, keep basement/crawl space walls at R10/R13 instead of code minimum R15/R19, **allow R13 on basement and crawl space wall rim joists if air seal with spray foam** instead of current R20 on basement/crawl space rim joists.

Percentage of permanent **light fixtures** required to be **efficient** goes **from 50 to 75%** (code now 90%).

Require **compliance with at least 2012 RES-Check** since 2009 will no longer be available.

Remove post-CO **commissioning** requirements but require that building owner confirms they received commissioning report. (Commissioning applies to new commercial/additions over 15,000 sq. ft. area).

Clarify that **all new habitable and conditioned commercial buildings** require **air leakage testing**.

Thermal design data now added to Geographic Design Data Table 301.2 (1). **Summer design temperature increased to 91° F** based on local climate data, kept other data points the same.

Alterations where roof/wall cavity is uninsulated need to fill cavity, not meet current requirements.

VACATION HOMES (short-term rentals) – IRC/IBC/Land Use Code

Current deadlines in the Estes Valley for the life-safety inspection (3/31/19) and CO as a Vacation Home (3/31/20) shall be extended to 3/31/2021, so long as complete application for permit is made by 3/31/19.

How short-term rentals in the rest of the unincorporated county should be handled under the Land Use and Building Codes is subject of an ongoing study that will come back to the Planning Commission and Board of County Commissioners in 2019. If any changes are proposed for building codes, they will be brought back for adoption at that time.