



1           At the time of adoption, one certified true copy of the International  
2 Existing Building Code, published by the International Code Council is on file in  
3 the office of the City Clerk and may be inspected by any interested person  
4 between the hours of eight a.m. and five p.m., Monday through Friday, holidays  
5 excepted. The city shall keep a copy of the adopted code in the office of the chief  
6 enforcement officer for public inspection. The building code, as finally adopted, is  
7 available for sale at the office of the city clerk, at a price reflecting cost to the city  
8 as established by the city manager, pursuant to this municipal code.

9           16.40.030 Section 101.1 amended—Title.

10           Section 101.1 of the International Existing Building Code is amended by  
11 insertion of “the City of Longmont” in the brackets.

12           16.40.040 Section 101.2 amended Scope

13           Section 101.2 of the International Existing Building Code is amended by  
14 deleting Section 101.2 as published and adopting the following:

15           101.2 The provisions of the International Existing Building Code shall  
16 apply to the repair, alteration, change of occupancy, addition and  
17 relocation of existing buildings. Throughout all sections of this code,  
18 “adopted Electrical Code” shall be substituted for “ICC Electrical Code.”

19           16.40.050 Section 101.4 amended Applicability

20           Section 101.3 of the International Existing Building Code is amended by the  
21 addition of the following:

22           Relocated building provisions shall apply to relocated or moved buildings. A pre-  
23 move inspection by the City of Longmont Building Inspection Division and a  
24 performance bond by the contractor are required prior to the building being  
25 moved.

26           16.40.060 Section 106.3 amended Approval of construction documents

1           Section 106.3 of the International Existing Building Code is amended by  
2 replacement of the first sentence as follows:

3           “When the building official issues a permit, the construction documents  
4 shall be approved, in writing or by a stamp which states “APPROVED  
5 PLANS.”

6 16.40.070 Section 112 replaced--Board of Appeals.

7           Section 112 of the International Existing Building Code is deleted in its  
8 entirety and replaced with the following:

9           For provisions relating to the board of appeals, see Chapter 16.30 of the  
10 Longmont Municipal Code.

11 16.04.070 Section 113 replaced—Violations.

12           Section 113 of the International Existing Building Code is amended by the  
13 addition of the following:

14           113.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
15 repair, relocate, add to, replace, demolish, use, occupy or maintain any  
16 building or structure, or cause or permit the same to be done, in violation  
17 of this code.

18           113. 2 Violation Any person committing or permitting a violation of this  
19 code commits a separate offense for each day or part of a day during  
20 which the violation exists. Offenses are punishable according to Chapter  
21 1.12 of the Longmont municipal code.

22           113.3 Violation penalties. Imposition of one penalty for any violation  
23 shall not excuse the violation nor permit it to continue, and all such persons shall  
24 correct or remedy such violations or defect within a reasonable time.

25           113.4 Prosecution of violation. In addition to any other penalties, any  
26 violation of this code is a public nuisance and shall be enjoined by a court of  
27 competent jurisdiction. Nothing in this code shall prevent the city attorney from  
28 seeking appropriate legal or equitable relief from any court of competent  
29 jurisdiction.

30 16.40.090 Section 302.4 amended Stairways

1 Section 302.4 of the International Existing Building Code is deleted as published  
2 and replaced with the following:

3 [B] 302.4 Stairways. An alteration or the replacement of an existing stairway in  
4 an existing structure, constructed under a previous building permit shall not be  
5 required to comply with the requirements of a new stairway as outlined in Section  
6 1009 of the International Building Code where the existing space and construction  
7 will not allow a reduction in pitch or slope.

8 16.40.100 Section 305.3 amended Stairways

9 Section 305.3 of the International Existing Building Code is deleted as published  
10 and replaced with the following:

11 [B] 305.3 Stairways. An alteration or the replacement of an existing stairway in  
12 an existing structure, constructed under a previous building permit shall not be  
13 required to comply with the requirements of a new stairway as outlined in Section  
14 1009 of the International Building Code where the existing space and construction  
15 will not allow a reduction in pitch or slope.

16 16.40.110 Section 307.1 amended Conformance

17 Section 307.1 of the International Existing Building Code is amended by the  
18 removing the words “*or within*” in sentence one.

19 16.40.120 Section 704.2.2 amended Automatic sprinkler systems

20 Section 704.2.2 of the International existing Building Code is deleted in its  
21 entirety and replaced with the following:

22 704.2.2 Group A, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2 occupancies.

23 In buildings with Group A, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2, work areas  
24 that include exits or corridors shared by more than one tenant, or that serve an  
25 occupant load greater than 30, shall be provided with automatic sprinkler  
26 protection where all of the following conditions occur:

- 27 1. The work area is required to be provided with automatic sprinkler  
28 protection in accordance with the International Building Code as  
29 applicable to new construction;
- 30 2. The work area exceeds 50 percent of the floor area; and

1                   3. The building has an adequate municipal water supply for proper design  
2                   and operation of a fire sprinkler system in accordance with Chapter 9 of  
3                   the International Fire Code available to the building without installation of  
4                   a new fire pump.

5                   Exception: Work areas in Group R occupancies three  
6                   stories or less in height.

7                   16.40.130 Section 1301.2 amended—Applicability.

8                   Section 1301.2 of the International Existing Building Code is amended by  
9                   insertion of “March 1986” in brackets.