

1 ORDINANCE-O-2007-14

2 A BILL FOR AN ORDINANCE AMENDING CHAPTER 16.06 OF THE MUNICIPAL CODE  
3 FOR THE CITY OF LONGMONT, COLORADO, TO ADOPT, BY REFERENCE, THE 2006  
4 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

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6 Section 1-International Residential Code and Appendices Adopted.

7 Chapter 16.06 of the Longmont Municipal Code is hereby repealed and reenacted to read  
8 as follows:

9 16.06.010 International Residential Code for One and Two Family Dwellings,  
10 including Appendix Chapters H and K adopted.

11 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
12 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the  
13 building code of the City for detached one and two family dwellings, multiple  
14 single family dwellings (townhouses) not more than three stories in height with a  
15 separate means of egress, and their accessory structures, by reference thereto, the  
16 International Residential Code for One and Two Family Dwellings, 2006 Edition,  
17 including Appendix Chapters H and K published by the International Code  
18 Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041, that  
19 code to have the same force and effect as if set forth in this chapter in every  
20 particular, save and except such portions as are added, amended, deleted, or  
21 replaced in this chapter. The adopted code includes comprehensive provisions  
22 and standards regulating the construction, alteration, movement, enlargement,  
23 replacement, repair, equipment, use and occupancy, location, removal, and  
24 demolition of buildings and structures for the purpose of safeguarding life or  
25 limb, health, and public welfare. All references in this code to the International  
26 Residential Code are to the edition referenced above.

27 16.06.020 Copies of code--Filing for public inspection.

28 At the time of adoption, one certified true copy of the International  
29 Residential Code for One and Two Family Dwellings, published by the  
30 International Code Council is on file in the office of the city clerk and may be  
31 inspected by any interested person between eight a.m. and five p.m., Monday

1 through Friday, holidays excepted. The city shall keep a copy of the adopted code  
2 in the office of the chief enforcement officer for public inspection. The building  
3 code, as finally adopted, is available for sale at the office of the city clerk, at a  
4 price reflecting cost to the city as established by the city manager, pursuant to this  
5 municipal code.

6 16.06.030 Section R101.1 amended—Title.

7 Section R101.1 of the International Residential Code is amended by  
8 insertion of “the City of Longmont” in the brackets.

9 16.06.040 Section R101.2 amended Scope Section R101.2 of the International  
10 Residential Code is amended by substituting “adopted Electrical Code” for “ICC  
11 Electrical Code” in all sections throughout this code.

12 16.06.050 Section R105.2 amended--Work exempt from permit.

13 Section R105.2 of the International Residential Code is amended by  
14 deleting subsections 2 (fences) and 7 (pools) under Building.

15 16.06.055 Section R106.3.1 amended Approval of construction documents

16 Section R106.3.1 of the International Residential Code is amended by the  
17 following revision to sentence one “When the building official issues a permit, the  
18 construction documents shall be approved, in writing or by a stamp which states  
19 “APPROVED PLANS.” One set of construction documents so reviewed shall be  
20 retained by the building official. The other set shall be returned to the applicant,  
21 shall be kept at the site of the work and shall be open to inspection by the building  
22 official or his or her authorized representative.

23  
24 16.06.060 Section R108.2 amended--Schedule of permit fees.

25 Section R108.2 of the International Residential Code is amended by  
26 addition of the following:

27 Fees for any permit, plan review or inspection required by this code shall  
28 be established from time to time by resolution of the city council.

29 16.06.070 Section R110.1 amended--Use and occupancy.

30 Section R110.1 of the International Residential Code is amended by the  
31 addition of the following:

1 Exception: Group U occupancies.

2 16.06.080 Section R112 replaced--Board of Appeals.

3 Section R112 of the International Residential Code is deleted in its  
4 entirety and replaced with the following:

5 R112.1 General. For provisions relating to the board of appeals, see  
6 chapter 16.30 of the Longmont municipal code.

7 16.06.090 Section R113 replaced--Violations.

8 Section R113 of the International Residential Code is deleted in its  
9 entirety and replaced with the following:

10 R113.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
11 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or  
12 structure, or cause or permit the same to be done, in violation of this code.

13 R113.2 Violation. Any person committing or permitting a violation of this  
14 code commits a separate offense for each day or part of a day during which the  
15 violation exists. Offenses are punishable according to Chapter 1.12 of the  
16 Longmont municipal code.

17 R113.3 Violation penalties. Imposition of one penalty for any violation  
18 shall not excuse the violation nor permit it to continue, and all such persons shall  
19 correct or remedy such violations or defect within a reasonable time.

20 R113.4 Prosecution of violation. In addition to any other penalties, any  
21 violation of this code is a public nuisance and shall be enjoined by a court of  
22 competent jurisdiction. Nothing in this code shall prevent the city attorney from  
23 seeking appropriate legal or equitable relief from any court of competent  
24 jurisdiction.

25 16.06.100 Section R202 amended--Floor area definition.

26 Section R202 of the International Residential Code is amended by the  
27 addition of the following:

28 FLOOR AREA GROSS: Shall be as defined in Section 1002 of the  
29 International Building Code, 2006 Edition.

1 16.06.110 Section R301.1 amended--Fire sprinkler required.

2 Section R301.1 of the International Residential Code is amended by  
3 addition of the following:

4 Fire sprinkler required. An automatic sprinkler system shall be installed  
5 throughout all buildings having a building height more than 35 feet measured  
6 from the lowest grade at a point 5 feet away from the building's exterior wall to  
7 the top of the highest ridgeline.

8 16.06.120 Table R301.2(1) amended--Climatic and geographic design criteria.

9 Table R301.2(1) of the International Residential Code is amended as follows

GROUND SNOW LOAD	WIND Speed 3 sec.	SEISMIC DESIGN CATEGORY <sup>f</sup>  <sup>g</sup>	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP <sup>f</sup>	ICE SHIELD	FLOOD HAZARDS <sup>h</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Gust <sup>e</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>					
30psf	110mph	B	Severe	30 inch (762mm)	Slight to Moderate	None to Slight	-2° F (18.9° C)	No	January 1977	979	48.8

10 16.06.130 Section R301.2.1 amended--Wind limitations.

11 Section R301.2.1 of the International Residential Code is amended by  
12 replacing the second sentence with the following:

13 Basic wind speed shall be determined utilizing the *Colorado Front Range*  
14 *Gust Map* published by JVA Inc. 1319 Spruce Street, Boulder, CO.

15 16.06.135 Section R302.1 amended—Exterior Wall Location Section

16 R302.1 of the International Residential Code is amended to include:

17 Exception #4. Where non-combustible cladding is used on exterior walls,  
18 three feet shall be the minimum fire separation distance.

19 16.06.140 Section R305.1 amended--Minimum height.

20 Section R305.1 of the International Residential Code is amended by  
21 deleting Exception 2. in its entirety and replacing it with the following:

22 Areas of existing basements with ceiling heights below 6'8" in height  
23 shall not be considered habitable space and are not subject to variances from the  
24 Master Board of Appeals. The Building Official may allow existing basements  
25 with ceiling height between 6'8" and 7' to be finished and or occupied as

1 habitable space provided there is no technically feasible solution to comply with  
2 the required ceiling height

3 16.06.145 Section R310.1 amended Emergency escape and rescue required.

4 Section R310.1 of the International Residential Code is amended by the  
5 deletion of the exception in its entirety.

6 16.06.150 Section R310.2 amended--Window wells.

7 Section R310.2 of the International Residential Code is amended by  
8 addition of the following Exceptions:

9 2. Buildings constructed with permits issued before March 30, 1986, may  
10 use existing egress window wells, which are a minimum of 24 inches  
11 (610mm) in depth from the foundation.

12 3. Buildings constructed with permits issued between March 30, 1986,  
13 and January 1, 1996, may use existing egress window wells, which are  
14 30 inches (762mm) in depth from the foundation.

15 16.06.155 Section R403.1.4.1 amended Frost protection

16 Section R403.1.4.1 of the International Residential Code is deleted in its  
17 entirety and replaced with the following:

18 Except where otherwise protected from frost, foundation walls, piers and other permanent  
19 supports of buildings and structures shall be protected by one or more of the following  
20 methods:

- 21 1. Extending below the frost line of the locality;
- 22 2. Constructing in accordance with ASCE 32; or
- 23 3. Erecting on solid rock.

24 Exception: Free-standing buildings meeting the following conditions shall not be  
25 required to be protected: Storage building 120 square feet or less with an eave  
26 height of 8 feet or less.

27 Footings shall not bear on frozen soil unless such frozen condition is of a permanent  
28 character.

29 16.06.160 Section R905.2.4.1 amended Wind resistance of asphalt shingles

30 Section R905.2.4.1 of the International Residential Code is amended by  
31 the revision of the second sentence to read "Shingles classified using ASTM D

1 3161 are acceptable for use in wind zones 110 mph or less Shingles classified  
2 using ASTM D 3161, class F are acceptable for use in all cases where special  
3 fastening is required.”

4 16.06.165 Section N1101.8 amended Certificate

5 Section N1101.8 of the International Residential Code is amended by the  
6 revision of the first sentence as follows “A permanent certificate shall be posted  
7 in a conspicuous location on the job site.”

8 16.06.170 Section M1601.1 item 7 amended--Above-ground duct systems.

9 Section M1601.1 International Residential Code item 7 is deleted and replaced  
10 with the following:

11 7. Stud wall cavities and spaces between solid floor joists shall not be  
12 used for return air.

13 16.06.180 Section M1602.1 amended--Return air.

14 Section M1602.1 of the International Residential Code is amended by  
15 addition of the following:

16 A ducted return shall be provided from a central location at each floor  
17 level, and all rooms or areas shall have an approved means of pressure relief  
18 through permanent openings, such as ducted returns, jumper ducts or transfer  
19 grills. A minimum 1/3 of the area of return air openings in a multi story building  
20 shall be located within two feet of the uppermost ceiling height of any upper floor  
21 unless a multi- furnace system is installed.

22 Exception: The building official may modify the requirement for  
23 height of return air openings due to structural limitations or  
24 practical difficulties.

25 16.06.190 Section M1701.1.1 amended--Buildings of unusually tight  
26 construction.

27 Section M1701.1.1 of the International Residential Code is amended by  
28 the addition of the following:

29 Buildings classified as Group R occupancies, constructed with permits  
30 issued on or after March 1, 1989, are classified as buildings of unusually tight  
31 construction.

1           16.06.200 Section M2005.1 amended--General.

2                   Section M2005.1 of the International Residential Code is amended by the  
3 addition of the following:

4                   The minimum Energy Factor for residential water heaters shall be .60 for  
5 fuel-fired types, and .92 for electric types.

6           16.06.200 Section P2713.3 Bathtub and whirlpool bathtub valves

7                   Section P2713.3 of the International Residential Code is deleted in its  
8 entirety.