

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

5 16.04.030 Section 101.1 amended—Title.

6 International Building Code is amended by insertion of “the City of
7 Longmont” in the brackets.

8 16.04.050 Section 101.4.1 amended--Electrical.

9 Section 101.4.1 of the International Building Code is amended by
10 substituting “adopted Electrical Code” for “ICC Electrical Code” in this section
11 and throughout this code.

12 16.04.060 Section 104.1 amended--Duties and powers of building official,
13 general.

14 Section 104.1 of the International Building Code is amended by addition
15 of the following:

16 The building official is authorized, as a condition of issuing a building
17 permit, to prepare and enter into agreements between the City and building
18 owners to prevent the unauthorized use or occupancy of basements which do not
19 have adequate egress facilities and/or to prevent use or occupancy of buildings, or
20 portions thereof, which do not comply with this code or other City ordinances for
21 independent dwelling units. The building official may not, unless otherwise
22 authorized, waive requirements of any codes in this Title 16, or make additional
23 requirements, as a condition of receiving a permit.

24 16.04.080 Section 105.1.3 added-Permits required, Solid Fueled Appliances.

25 Section 105.1 of the International Building Code is amended by the
26 addition of the following:

27 105.1.3 Solid Fueled Appliances. No permit shall be issued for the
28 installation of a wood stove appliance which does not fully conform to the
29 Regulations on Emissions of the State of Colorado in effect at the time of permit
30 application. No permit shall be issued for the installation of a solid fuel-burning
31 fireplace appliance, until and unless the fee, established by the city council from

1 time to time by resolution, is paid in addition to all other building permit fees and
2 charges.

3 All fees collected pursuant to this section shall be appropriated to the Air
4 Quality Special Revenue Fund, a fund created for the purpose of funding
5 additional air quality related projects.

6 16.04.090 Section 105.2 modified--Work exempt from permit.

7 Section 105.2 of the International Building Code is amended by the
8 deletion of subsections 2, 3 and 9 under Building.

9 16.04.100 Section 106.1 amended--Submittal documents.

10 16.04.110 Section 106.1.1.1 amended--Fire protection system shop drawings.

11 Section 106.1.1.1 of the International Building Code is amended by the
12 addition of the following:

13 Effective January 1, 2003, shop drawings required by the fire code must
14 be reviewed and approved before issuance of a building permit.

15 Exception: "Foundation Only" permit.

16 16.04.120 Section 108.2 amended--Schedule of permit fees.

17 Section 108.2 of the International Building Code is amended by the
18 addition of the following:

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

21 16.04.130 Section 110.1 amended--Use and occupancy.

22 Section 110.1 of the International Building Code is amended by the
23 addition of the following:

24 EXCEPTION: Group U occupancies.

25 16.04.140 Section 110.5 added--Certificate of Completion or partial completion.

26 Section 110 of the International Building Code is amended by the addition
27 of the following:

28 110.5 Certificate of Partial Completion. A Certificate of Partial
29 Completion is required on all projects not intended for immediate use or
30 occupancy until further tenant finish work is completed, which projects are
31 otherwise in compliance with approved plans, specifications, and ordinances

1 enforced by the building official. A Certificate of Completion is intended for
2 remodeled buildings not requiring a new Certificate of Occupancy and for
3 alterations to existing buildings where the occupancy limits of that building have
4 not changed. The certificate shall contain the following:

- 5 1. The building permit number.
- 6 2. The address of the building.
- 7 3. The name and address of the owner.
- 8 4. A description of the portion(s) of the building for which the certificate is
9 issued.
- 10 5. A statement that the work identified in the listed permit is complete and in
11 compliance with approved plans, specifications, and other laws of the
12 jurisdiction, and that occupancy is not permitted until additional tenant
13 finish work is by permitted, completed, and approved.
- 14 6. A notice that the certificate must be posted on the premises or portion(s)
15 identified therein.

16 The name of the building official.

17 16.04.150 Section 112 replaced--Board of Appeals.

18 Section 112 of the International Building Code is deleted in its entirety
19 and replaced with the following:

20 112.1 General. For provisions relating to the board of appeals, see
21 Chapter 16.30 of the Longmont Municipal Code.

22 16.04.160 Section 113 replaced—Violations.

23 Section 113 of the International Building Code is deleted in its entirety
24 and replaced with the following:

25 113.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
26 repair, relocate, add to, replace, demolish, use, occupy or maintain any

1 building or structure, or cause or permit the same to be done, in violation
2 of this code.

3 113.2 Violation Any person committing or permitting a violation of this
4 code commits a separate offense for each day or part of a day during
5 which the violation exists. Offenses are punishable according to Chapter
6 1.12 of the Longmont municipal code.

7 113.3 Violation penalties. Imposition of one penalty for any violation
8 shall not excuse the violation nor permit it to continue, and all such persons shall
9 correct or remedy such violations or defect within a reasonable time.

10 113.4 Prosecution of violation. In addition to any other penalties, any
11 violation of this code is a public nuisance and shall be enjoined by a court of
12 competent jurisdiction. Nothing in this code shall prevent the city attorney from
13 seeking appropriate legal or equitable relief from any court of competent
14 jurisdiction.

15 16.04.170 Section 202 added--Definitions.

16 Section 202 of the International Building Code is amended by the addition
17 of the following definitions:

18 **AMBULATORY HEALTH CARE FACILITY:** A health-care facility
19 that provides outpatient medical, dental, surgical, psychiatric, nursing or custodial
20 care, on a less than 24-hour basis, for more than 5 persons who may be incapable
21 of unassisted self-preservation as a result of such care shall be classified as Group
22 I-2.

23 **WOOD STOVE:** A wood-fired appliance, including a fireplace insert,
24 with a closed fire chamber that maintains an air-to-fuel ratio of less than 30 during
25 the burning of 90 percent or more of the fuel mass consumed in the low-firing
26 cycle. The low-firing cycle means 25 percent or less of the maximum burn rate
27 achieved with doors closed, or the minimum burn rate achievable.

28 16.04.175 Section 308.5.2 amended Child Care Facility

29 Section 308.5.2 of the International Building Code by the deletion of the
30 exception.

31 16.04.180 Section 310 amended R-4

1 Section 310.1 of the International Building Code is amended by the
2 deletion of Section 310.1 R-4 as published and the adoption of the following:
3 R-4 Residential occupancies shall include buildings arranged for occupancy as residential
4 care/assisted living facilities including more than five but not more than 16 occupants,
5 excluding staff.

6 Group R-4 occupancies shall meet the requirements for construction as
7 defined for Group R-3, except as otherwise provided for in this code

8 16.04.190 Section 901.5 amended--Acceptance tests.

9 Section 901.5 of the International Building Code is amended by the
10 deletion of Section 901.5 and the adoption of the following:

11 901.5 Inspection, testing and maintenance. Fire detection, alarm and
12 extinguishing systems shall be maintained in an operative condition at all times
13 and shall be replaced or repaired where defective. Non-required fire alarm and
14 detection systems shall be inspected, tested and maintained or removed or have
15 signage posted as required by the code official.

16 16.04.200 Section 902.1 amended—Definitions.

17 Section 902.1 of the International Building Code is amended by deletion
18 of the definition of “FIRE ALARM SYSTEM” and the adoption of the following:

19 FIRE ALARM SYSTEM. A system consisting of components and
20 circuits arranged to monitor and annunciate the status of fire alarm or supervisory
21 signal-initiating devices and to initiate the appropriate response to those signals.

22 16.04.210 Sections 903.1 amended--General through 903.2.1.1 amended Group
23 A1.

24 Sections 903.1 through 903.2.1.1 of the International Building Code are
25 amended by deletion of Sections 903.1 through 903.2.1.1 and the adoption of the
26 following:

27 Section 903 Automatic Sprinkler System.

28 903.1 General. Automatic sprinkler systems shall comply with this
29 section.

30 903.1.2 Residential systems. Unless specifically allowed by this code,
31 residential sprinkler systems installed in accordance with NFPA 13D or NFPA

1 13R shall not be recognized for the purposes of area increases, exceptions or
2 reductions permitted by other requirements of this code.

3 903.1.3 Construction Documents. A minimum of two complete sets of
4 construction documents for fire sprinkler systems shall be submitted for review
5 and approval before system installation. Construction documents shall include,
6 but not be limited to, all of the following:

- 7 1. Site plan showing connection to public water supply and location of
8 the fire department connection;
- 9 2. A floor plan;
- 10 3. Hydraulic calculations;
- 11 4. Manufacturers cut sheets, model numbers and listing information for
12 equipment, devices and materials to be installed;
- 13 5. Details of ceiling height and construction, cross section elevations; and
- 14 6. Information required in accordance with the Longmont fire department
15 fire sprinkler plan submittal form.

16 903.2 Where required. An approved automatic sprinkler system in new
17 buildings and structures shall be provided in locations described in this section.

18 Exception: Spaces or areas in telecommunications buildings used
19 exclusively for telecommunications equipment, associated electrical
20 power distribution equipment, batteries and standby engines, provided
21 those spaces or areas are equipped throughout with an approved
22 alternative automatic fire extinguishing system and are separated from the
23 remainder of the building by a wall with a fire resistance rating of not less
24 than 1 hour and a floor/ceiling assembly with a fire-resistance rating of not
25 less than 2 hours.

26 903.2.1 Group A. An automatic sprinkler system shall be provided
27 throughout buildings and portions thereof used as Group A occupancies as
28 provided in this section. The automatic sprinkler system shall be provided
29 throughout the floor area where the Group A occupancy is located, in all floors
30 between the Group A occupancy and the level of exit discharge, and in all floors
31 below the Group A occupancy.

1 903.2.1.1 All Group A-1. An automatic sprinkler system shall be
2 provided throughout a fire area containing a Group A-1 occupancy where one of
3 the following conditions exists:

- 4 1. The fire area exceeds 5,000 square feet.
- 5 2. The fire area has an occupant load of 300 or more.
- 6 3. The fire area is located on a floor other than the level of exit discharge.
- 7 4. The fire area contains a multi-theater complex.

8 16.04.220 Sections 903.2.2 amended--Group E

9 Section 903.2.2 of the International Building Code is amended by the
10 deletion of Section 903.2.2 and the adoption of the following:

11 903.2.2 Group E. An automatic sprinkler system shall be provided
12 throughout all Group E fire areas greater than 12,000 square feet in area. An
13 automatic sprinkler system shall also be provided for every portion of educational
14 buildings below the level of exit discharge.

15 16.04.250 Sections 903.2.10 through 903.2.10.3 amended--All occupancies.

16 Sections 903.2.10 through 903.2.10.3 of the International Building Code
17 are amended by the deletion of Sections 903.2.10 through 903.2.10.1 and
18 903.2.10.3 as published and the adoption of the following:

19 903.2.10 All occupancies. An automatic sprinkler system shall be installed
20 in the locations set forth in Section 903.2.10.1.

21 903.2.10.1 Stories and basements without openings. An automatic
22 sprinkler system shall be installed throughout any story or basement of a building
23 where the story or basement does not have the following type exterior wall
24 openings

- 25 1. Entirely above the adjoining ground level totaling at least 20 square
26 feet in each 50 linear feet or fraction thereof, of exterior wall in the
27 story on at least one side.

28 Exceptions:

- 29 1. Single family dwellings
- 30 2. Townhouse buildings

1 903.2.10.3 Buildings over 35 feet in height. An automatic sprinkler
2 system shall be installed throughout all buildings having a building height more
3 than 35 feet measured from the lowest grade at a point 5 feet away from the
4 building's exterior wall to the top of the highest ridgeline.

5 Exceptions:

- 6 1. Airport control towers
- 7 2. Open parking structures.

8 16.04.260 Sections 903.2.10.4 and 903.2.10.5 added--Buildings greater than
9 12,000 square feet and Buildings more than 2 stories.

10 Sections 903.2.10 of the International Building Code is amended by the
11 addition of the following:

12 903.2.10.4 Buildings greater than 12,000 square feet. An automatic
13 sprinkler system shall be provided throughout all buildings where the fire area
14 exceeds 12,000 square feet, or where the combined fire area on all floors,
15 including mezzanines and basements, exceeds 24,000 square feet.

16 Exception:

- 17 1. F-2 Occupancies
- 18 2. Open parking structures

19 903.2.10.5 Buildings more than 2 stories. An automatic sprinkler system
20 shall be provided throughout all buildings more than 2 stories in height.

21 Exception: Single family detached dwellings.

22 16.04.280 Section 903.3.5 amended--Water supplies.

23 Section 903.3.5 of the International Building Code is amended by deletion
24 of Section 903.3.5 and the adoption of the following:

25 903.3.5 Water supplies. Water supplies for automatic sprinkler systems
26 shall comply with this section and the standards referenced in Section 903.3.1.
27 All new fire sprinkler system installations and sprinkler systems under going
28 modifications, unless exempted by the director of the Longmont water
29 department, shall be isolated from the public water system by a backflow
30 preventor meeting the requirements of the Longmont municipal code.

31 16.04.290 Section 903.3.5 amended--Design Pressure.

1 Section 903.3.5 of the International Building Code is amended by addition
2 of Section 903.3.5.3 and the adoption of the following:

3 903.3.5.3 Design Pressure. All fire sprinkler systems shall be designed
4 and constructed to operate at water pressures not less than 10% below the
5 peakday operating pressures as determined by the city of Longmont water
6 department.

7 16.04.300 Sections 903.4 and 903.4.2 amended--Sprinkler system monitoring and
8 alarms.

9 Sections 903.4 and 903.4.2 of the International Building Code are
10 amended by deletion of Sections 903.4 and 903.4.2 and the adoption of the
11 following:

12 903.4 Sprinkler system monitoring and alarms. All valves controlling the
13 water supply for automatic sprinkler systems and water-flow switches on all
14 sprinkler systems shall be electrically supervised.

15 Exceptions:

- 16 1. Automatic sprinkler systems protecting one and two family
17 dwellings.
- 18 2. Limited area systems serving fewer than 20 sprinklers.
- 19 3. Jockey pump control valves that are sealed or locked in the
20 open position.
- 21 4. Control valves to commercial kitchen hoods, paint spray
22 booths or dip tanks that are sealed or locked in the open
23 position.
- 24 5. Valves controlling the fuel supply to fire pump engines that are
25 sealed or locked in the open position.
- 26 6. Trim valves to pressure switches in dry, pre-action and deluge
27 sprinkler systems that are sealed or locked in the open position.

28 903.4.2 Alarms. Approved audible/visual devices shall be connected to
29 every automatic sprinkler system. Such sprinkler water-flow alarm devices shall
30 be activated by water flow equivalent to the flow of a single sprinkler of the
31 smallest orifice size installed in the system. An approved audible/visual sprinkler

1 flow alarm shall be provided on the exterior of the building in an approved
2 location above the fire department connection. An approved audible/visual
3 sprinkler flow alarm to alert the occupants shall be provided throughout the
4 interior of the building in accordance with Sections 907.10.1 through 907.10.2.
5 Where a fire alarm system is installed, actuation of the automatic sprinkler system
6 shall actuate the building fire alarm system.

7 16.04.310 Section 904.3.5 amended--Monitoring of alternative automatic fire-
8 extinguishing systems.

9 904.3.5 of the International Building Code is amended by addition of the
10 following:

11 904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems,
12 when installed as an alternative to the required automatic sprinkler systems of
13 Section 903, monitoring shall be required in accordance with NFPA 72.

14 16.04.320 Sections 905.1 amended General through 905.3.2 amended--Building
15 area.

16 Sections 905.1 through Section 905.3.2 of the International Building Code
17 are amended by deletion of Sections 905.1 through 905.3.2 and adoption of the
18 following:

19 905.1 General. Standpipe systems shall be provided in new buildings and
20 structures in accordance with this section. Fire hose threads used in connection
21 with standpipe systems shall comply with NFPA 1963 or as otherwise approved
22 and shall be compatible with fire department hose threads. The location of fire
23 department hose connections shall be approved. In buildings used for high-piled
24 combustible storage, fire protection shall be in accordance with Chapter 23.

25 905.2 Installation standards. Standpipe systems shall be installed in
26 accordance with this section and NFPA 14.

27 905.3 Required installations. Standpipe systems shall be installed where
28 required by Sections 905.3.1 through 905.3.6 and in the locations indicated in
29 Sections 905.4, 905.5 and 905.6. Standpipe systems are permitted to be combined
30 with automatic sprinkler systems when piping is adequately sized to support
31 simultaneous operation of both.

1 Exception: Standpipe systems are not required in Group R-3
2 occupancies.

3 905.3.1 Building height. Class I or Class III standpipe systems shall be
4 installed throughout buildings where the floor level of the highest story is located
5 more than 30 feet above the lowest level of the fire department vehicle access, or
6 where the floor level of the lowest story is located more than 30 feet below the
7 highest level of fire department vehicle access.

8 905.3.1.1 Building area. In buildings exceeding 10,000 square feet in area
9 per story, Class I automatic wet or manual wet standpipes shall be provided where
10 any portion of the building's interior area is more than 150 feet measured by way
11 of provided doors, corridors and stairs, from the nearest point of fire department
12 vehicle access.

13 Exceptions:

- 14 1. Buildings equipped throughout with automatic sprinkler
15 systems installed in accordance with NFPA 13 where all
16 portions of the building are less than 300 feet as measured
17 around the perimeter and via provided doors, corridors and
18 stairs, from the nearest point of fire department vehicle access.
- 19 2. Group A-5, F-2, or S-2 occupancies.
- 20 3. Automatic dry and semiautomatic dry standpipes are allowed
21 as provided for in NFPA 14

22 16.04.330 Section 907.1.1 amended--Construction documents.

23 Section 907.1.1 of the International Building Code is amended by deletion
24 of 907.1.1 and adoption of the following:

25 907.1.1 Construction documents. A minimum of two complete sets of
26 construction documents for fire alarm systems shall be submitted for review and
27 approval before system installation. Construction documents shall include, but
28 not be limited to, all of the following:

- 29 1. A floor plan.
- 30 2. Locations of alarm-initiating and notification appliances.
- 31 3. Alarm control and trouble signaling equipment.

- 1 4. Annunciation.
- 2 5. Power connection.
- 3 6. Battery calculations.
- 4 7. Conductor type and sizes.
- 5 8. Voltage drop calculations.
- 6 9. Manufacturers, model numbers and listing information for equipment,
- 7 devices and materials.
- 8 10. Details of ceiling height and construction.
- 9 11. The interface of fire safety control functions.
- 10 12. Information required in accordance with the Longmont fire department
- 11 fire alarm plan submittal form.

12 16.04.340 Section 907.1 amended--Connections to other systems.

13 Section 907.1 of the International Building Code is amended by the

14 addition of the following:

15 907.1.3 Connections to other systems. A fire alarm system shall not be

16 used for any purpose other than fire protection or control of fire protection

17 systems. Combination fire and security panels are not permitted.

18 16.04.350 Section 907.2.1 amended--Group A.

19 Section 907.2.1 of the International Building Code is amended by deletion

20 of 907.2.1 and adoption of the following:

21 907.2.1 Group A. A manual and automatic fire alarm system shall be

22 installed in accordance with NFPA 72 in all Group A occupancies. Portions of

23 Group E occupancies occupied for assembly purposes shall be provided with a

24 fire alarm as required for the Group E occupancy.

25 Exceptions:

- 26 1. Where the building is equipped throughout with an
- 27 automatic sprinkler system and the alarm notification
- 28 appliances will activate upon sprinkler water flow.
- 29 2. Fire area is 750 square feet or less.

30 16.04.360 Section 907.2.7.1 amended--Occupant notification.

1 Section 907.2.7.1 of the International Building Code is amended by
2 deletion of Section 907.2.7.1 Occupant notification.

3 16.04.365 Section 1008.1.8.6 amended - Delayed egress locks.

4 Section 1008.1.8.6 of the International Building Code is amended by
5 deletion of Section 1008.1.8.6 as published and adoption of the following:

6 1008.1.8.6 Delayed egress locks. Approved, listed, delayed egress locks
7 shall be permitted to be installed on doors serving any occupancy except Group
8 A, E and H occupancies in buildings which are equipped throughout with an
9 automatic sprinkler system in accordance with NFPA 13 and an approved
10 automatic smoke detection system installed in accordance with NFPA 72
11 provided that the doors unlock in accordance with Items 1 through 6 below. A
12 building occupant shall not be required to pass through more than one door
13 equipped with a delayed egress lock before entering an exit.

- 14 1. The doors unlock upon actuation of the automatic sprinkler system or
15 automatic fire detection system.
- 16 2. The doors unlock upon loss of power controlling the lock or lock
17 mechanism.
- 18 3. The door locks shall have the capability of being unlocked by a signal
19 from the fire command center.
- 20 4. The initiation of an irreversible process which will release the latch in
21 less than 15 seconds when a force of not more than 15 pounds is
22 applied for 1 second to the release device. Initiation of the irreversible
23 process shall activate an audible signal in the vicinity of the door.
24 Once the door lock has been released by the application of force to the
25 releasing device, relocking shall be by manual means only.

26 Exception: Where approved, a delay of not more than 30 seconds
27 shall be permitted.

- 28 5. A sign shall be provided on the door located above and within 12
29 inches of the release device reading: PUSH UNTIL ALARM
30 SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS

1 6. Emergency lighting shall be provided at the door.16.04.370 Section 1017.1
2 amended--Construction.

3 Section 1017.1 of the International Building Code is amended by the
4 addition of the following:

5 Corridors required to be of fire-resistive construction shall be identified by
6 permanently affixed labels on the jambs and hinge-ends of fire doors stating:
7 “Fire-resistive Corridor. Door must be kept closed or be automatically closing. Do
8 not remove or cover this label.”

9 16.04.380 Section 1026.5.1 amended--Window wells, minimum size.

10 Section 1026.5.1 of the International Building Code is amended by adding
11 the following:

12 Exceptions:

- 13 1. Buildings classified in Group R occupancy, constructed with permits
14 issued before March 30, 1986, may use existing egress window wells,
15 which are a minimum of 24 inches (610mm) in depth from the
16 foundation.
- 17 2. Buildings classified in Group R occupancy constructed with permits
18 issued between March 30, 1986 and January 1, 1996, may use existing
19 egress window wells, which are 30 inches (762mm) in depth from the
20 foundation.

21 16.04.385 Section 1504.1.1 amended Wind resistance of asphalt shingles

22 Section 1504.1.1 of the International Building Code is amended by the
23 DELETION OF Section 1504.1.1 as published and adoption of the following:

24 1504.1.1 Wind resistance of asphalt shingles. Asphalt shingles shall be installed in
25 accordance with Section 1507.2.7. For roofs located where the basic wind speed
26 in accordance with Figure 1609 is greater than 110 mph, asphalt shingles shall be
27 tested in accordance with ASTM 3161, Class F. As an alternative, load and wind
28 resistance of asphalt shingle roof coverings shall be determined in accordance
29 with Section 1609.5.2.

30 16.04.390 Section 1608.1 amended--Snow loads, general.

1 Section 1608.1 of the International Building Code is amended by the
2 addition of the following:

3 The basic design snow load shall be thirty pounds per square foot
4 (1436.4Pa). The ground design snow load shall be thirty pounds per square foot
5 (1436.4Pa).

6 16.04.400 Section 1609.3 amended--Basic wind speed.

7 Section 1609.3 of the International Building Code is amended by
8 replacing the last sentence of the section with the following:

9 The basic wind speed for determining design wind pressure shall be
10 determined utilizing the *Colorado Front Range Gust Map* published by JVA Inc.
11 1319 Spruce Street, Boulder, CO.

12 16.04.410 Section 1805.2.1 replaced--Frost protection.

13 Section 1805.2.1 of the International Building Code is deleted in its
14 entirety and replaced as follows:

15 Frost protection. Except where otherwise protected from frost, foundation walls, piers
16 and other permanent supports of buildings and structures shall be protected by one or
17 more of the following methods:

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

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

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

26 16.04.420 Section 3001.2 amended--Referenced standards.

27 Section 3001.2 of the International Building Code is amended by the
28 insertion after ASME A17.1, of the following:

29 ASME A18.1. Elevators shall be inspected at least annually.

30 16.04.430 Section 3201 amended--General.

1 Section 3201.1 of the International Building Code is amended by the
2 addition of the following:

3 No part of any structure or any appendage thereto, except signs not
4 interfering with public use or safety, shall project beyond the property line of the
5 building site, except as specified in this chapter or as approved by the city council.

6 16.04.440 Section 3202.3.1.1 added--Awning construction.

7 Section 3202.3.1 of the International Building Code is amended by the
8 addition of the following:

9 3202.3.1.1 Awning construction. Awnings shall have noncombustible
10 frames but may have combustible coverings. Every awning shall be collapsible,
11 retractable, or capable of being folded against the face of the supporting building.
12 When collapsed, retracted, or folded, the design shall be such that the awning
13 does not block any required means of egress.

14 Exceptions:

- 15 1. A fixed frame awning not exceeding ten feet (3.05m) in length may be
16 erected over the entrance to a building.
- 17 2. A fixed frame awning may extend across the full frontage of the
18 building provided the awning does not extend closer than six inches
19 (152.4mm) to a line formed by a 75 degree angle of inclination from
20 the base to the top of the front wall of the building.

21 16.04.450 Section 3401.1 amended--Scope.

22 Section 3401.1 International Building Code is amended by addition of the
23 following second sentence:

24 The provisions of this chapter shall apply only to buildings that were
25 lawfully constructed before January 1, 1985. For all other existing buildings,
26 repairs, alterations, remodeling or changes of use or occupancy shall conform to
27 the code in effect at time of construction or the current code.

1 16.04.460 Section 3401.3 amended--Compliance with other codes.

2 Section 3401.3 International Building Code is amended by deleting the
3 *International Private Sewage Disposal Code* and the *ICC Electrical Code* and
4 adding *The International Existing Building Code*.

5 16.04.480 Section 3403.5 added--Ceiling Heights.

6 Section 3403 of the International Building Code is amended by the addition
7 of the following:

8 3403.5 Areas of existing basements with ceiling heights below 6'8" in
9 height shall not be considered habitable space and are not subject to variances
10 from the Master Board of Appeals. The Building Official may allow existing
11 basements with ceiling height between 6'8" and 7' to be finished and or occupied
12 as habitable space provided there is no technically feasible solution to comply
13 with the required ceiling height.