



1 of the city clerk and may be inspected by any interested person between eight a.m.  
2 and five p.m., Monday through Friday, holidays excepted. The city shall keep a  
3 copy of the adopted code in the office of the chief enforcement officer for public  
4 inspection. The building code, as finally adopted, is available for sale at the  
5 office of the city clerk, at a price reflecting cost to the city as established by the  
6 city manager, pursuant to this municipal code.

7 16.04.030 Section 101.1 amended—Title.

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

10 16.04.040 Section 101.2 amended--Scope Exception 2.

11 International Building Code is amended by deleting the *International*  
12 *Existing Building Code* and substituting Chapter 34 of this code throughout this  
13 chapter.

14 16.04.050 Section 101.4.1 amended--Electrical.

15 Section 101.4.1 of the International Building Code is amended by  
16 substituting “adopted Electrical Code” for “ICC Electrical Code” in this section  
17 and throughout this chapter.

18 16.04.060 Section 104.1 amended--Duties and powers of building official,  
19 general.

20 Section 104.1 of the International Building Code is amended by addition  
21 of the following:

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

30 16.04.070 Section 104.6 deleted–Right of Entry.

31 Section 104.6 of the International Building Code is deleted in its entirety.

1           16.04.080 Section 105.1.3 added-Permits required, Solid Fueled Appliances.

2           Section 105.1 of the International Building Code is amended by the  
3 addition of the following:

4           105.1.3 Solid Fueled Appliances. No permit shall be issued for the  
5 installation of a wood stove appliance which does not fully conform to the  
6 Regulations on Emissions of the State of Colorado in effect at the time of permit  
7 application. No permit shall be issued for the installation of a solid fuel-burning  
8 fireplace appliance, until and unless the fee, established by the city council from  
9 time to time by resolution, is paid in addition to all other building permit fees and  
10 charges.

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

14           16.04.090 Section 105.2 modified--Work exempt from permit.

15           Section 105.2 of the International Building Code is amended by the  
16 deletion of subsections 1, 2, 3 and 9.

17           16.04.100 Section 106.1 amended--Submittal documents.

18           Section 106.1 of the International Building Code is amended by the  
19 addition of the following:

20           An architect or engineer need not prepare plans for the following:

- 21           1. Three and four family dwellings, including accessory buildings  
22           commonly associated with such dwellings.
- 23           2. Garages, industrial buildings, offices, farm buildings and buildings for  
24           the marketing, storage, or processing of farm products, and  
25           warehouses which do not exceed one story in height, exclusive of a  
26           one-story basement, and which under applicable building codes, are  
27           not designed for occupancy by more than ten persons.
- 28           3. Additions, alterations, or repairs to the foregoing buildings, which do  
29           not cause the completed buildings to exceed the applicable limitations  
30           set forth in this subsection.

1 4. Nonstructural alterations of any nature to any building if such  
2 alterations do not affect the safety of the building.

3 16.04.110 Section 106.1.1.1 amended--Fire protection system shop drawings.

4 Section 106.1.1.1 of the International Building Code is amended by the  
5 addition of the following:

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

8 Exception: "Foundation Only" permit.

9 16.04.120 Section 108.2 amended--Schedule of permit fees.

10 Section 108.2 of the International Building Code is amended by the  
11 addition of the following:

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

14 16.04.130 Section 110.1 amended--Use and occupancy.

15 Section 110.1 of the International Building Code is amended by the  
16 addition of the following:

17 EXCEPTION: The following Group U occupancies: carports,  
18 fences, private garages, and retaining walls.

19 16.04.140 Section 110.5 added--Certificate of partial completion.

20 Section 110 of the International Building Code is amended by the addition  
21 of the following:

22 110.5 Certificate of Partial Completion. A Certificate of Partial  
23 Completion is required on all projects not intended for immediate use or  
24 occupancy until further tenant finish work is completed, which projects are  
25 otherwise in compliance with approved plans, specifications, and ordinances  
26 enforced by the building official. The certificate shall contain the following:

- 27 1. The building permit number.
- 28 2. The address of the building.
- 29 3. The name and address of the owner.
- 30 4. A description of the portion(s) of the building for which the certificate
- 31 is issued.

1           5. A statement that the work identified in the listed permit is complete  
2           and in compliance with approved plans, specifications, and other laws of  
3           the jurisdiction, and that occupancy is not permitted until additional tenant  
4           finish work is by permitted, completed, and approved.

5           6. A notice that the certificate must be posted on the premises or  
6           portion(s) identified therein.

7           7. The name of the building official.

8           16.04.150 Section 112 replaced--Board of Appeals.

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

11          112.1 General. For provisions relating to the board of appeals, see  
12          Chapter 16.30 of the Longmont Municipal Code.

13          16.04.160 Section 113 replaced—Violations.

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

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

19          113.2 Violation. Any person committing or permitting a violation of this  
20          code commits a separate offense for each day or part of a day during which the  
21          violation exists. Offenses are punishable according to Chapter 1.12 of the  
22          Longmont municipal code.

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

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

1 16.04.170 Section 202 added--Definitions.

2 Section 202 of the International Building Code is amended by the addition  
3 of the following definitions:

4 **AMBULATORY HEALTH CARE FACILITY:** A health-care facility  
5 that provides outpatient medical, dental, surgical, psychiatric, nursing or custodial  
6 care, on a less than 24-hour basis, for more than 5 persons who may be incapable  
7 of unassisted self-preservation as a result of such care.

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

13 16.04.180 Section 901.1 amended--Scope.

14 Section 901 of the International Fire Code is amended by deletion of  
15 Section 901.2.1 as published and adoption of the following:

16 901.2.1 Changes to Approved Documents. Where field conditions  
17 necessitate any change from the approved construction documents the installing  
18 contractor shall notify the code official for a determination of resubmittal  
19 requirements.

20 901.2.2 Statement of compliance. Before requesting final approval of the  
21 installation, the installing contractor shall provide the code official with a written  
22 statement that the fire protection system has been installed in accordance with the  
23 approved plans, has been tested in accordance with the manufacturer's  
24 specifications, and the appropriate installation standards and applicable sections  
25 of this chapter 9. Any deviations from the design standards or approved  
26 construction documents shall be noted and submitted with the approvals for such  
27 deviations, corrected (red lined) drawings and the written compliance statement to  
28 the fire department at the final inspection.

29 16.04.190 Section 901.5 amended--Acceptance tests.

30 Section 901.5 of the International Building Code is amended by the  
31 deletion of Section 901.5 and the adoption of the following:

1           901.5 Inspection, testing and maintenance. Fire detection, alarm and  
2 extinguishing systems shall be maintained in an operative condition at all times  
3 and shall be replaced or repaired where defective. Non-required fire alarm and  
4 detection systems shall be inspected, tested and maintained or removed or have  
5 signage posted as required by the code official.

6 16.04.200 Section 902.1 amended—Definitions.

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

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

12           **FIRE AREA.** For the purposes of Chapter 9 of this code, “fire area” shall  
13 be that area of a building completely isolated from adjoining portions of the  
14 building by a 4 hour fire wall with no openings.

15 16.04.210 Sections 903.1 amended--General through 903.2.1.2 amended.

16           Sections 903.1 through 903.2.1.2 of the International Building Code are  
17 amended by deletion of Sections 903.1 through 903.2.1.2 and the adoption of the  
18 following:

19 Section 903 Automatic Sprinkler System.

20           903.1 General. Automatic sprinkler systems shall comply with this  
21 section.

22           903.1.1 Alternative protection. Alternative automatic fire extinguishing  
23 systems complying with section 904 shall be permitted in lieu of automatic  
24 sprinkler protection where recognized by applicable standard and approved by the  
25 code official.

26           903.1.2 Residential systems. Unless specifically allowed by this code,  
27 residential sprinkler systems installed in accordance with NFPA 13D or NFPA  
28 13R shall not be recognized for the purposes of area increases, exceptions or  
29 reductions permitted by other requirements of this code.

30           903.1.3 Construction Documents. A minimum of two complete sets of  
31 construction documents for fire sprinkler systems shall be submitted for review

1 and approval before system installation. Construction documents shall include,  
2 but not be limited to, all of the following:

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

12 903.2 Where required. An approved automatic sprinkler system in new  
13 buildings and structures shall be provided in locations described in this section.

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

22 903.2.1 Group A. An automatic sprinkler system shall be provided  
23 throughout buildings and portions thereof used as Group A occupancies as  
24 provided in this section. The automatic sprinkler system shall be provided  
25 throughout the floor area where the Group A occupancy is located, in all floors  
26 between the Group A occupancy and the level of exit discharge, and in all floors  
27 below the Group A occupancy.

28 903.2.1.1 All Group A-1. An automatic sprinkler system shall be  
29 provided throughout a fire area containing a Group A-1 occupancy where one of  
30 the following conditions exists:

- 31 1. The fire area exceeds 5,000 square feet.

2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi-theater complex.

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

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than the level of exit discharge.

16.04.220 Sections 903.2.2 amended--Group E and 903.2.3 Group F-1.

Sections 903.2.2 and 903.2.3 of the International Building Code are amended by the deletion of Sections 903.2.2 and 903.2.3 and the adoption of the following:

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

903.2.3 Group F-1. An automatic sprinkler system shall be provided throughout all buildings where the fire area containing a Group F-1 occupancy exceeds 12,000 square feet, or where the combined fire area on all floors, including mezzanines, exceeds 24,000 square feet.

16.04.230 Sections 903.2.6 amended--Group M and 903.2.6.1 amended--High piled storage.

Sections 903.2.6 and 903.2.6.1 of the International Building Code are amended to read as follows:

903.2.6 Group M. An automatic sprinkler system shall be provided throughout buildings where the fire area containing a Group M occupancy exceeds 12,000 square feet, or where the combined fire area on all floors, including any mezzanines, exceeds 24,000 square feet.

1           903.2.6.1 High-piled storage. An automatic sprinkler system shall be  
2 provided as required in Chapter 23 in all buildings of Group M where storage of  
3 merchandise is in high-piled or rack storage arrays.

4           16.04.240 Sections 903.2.8 amended--Group S-1 and 903.2.8.1 amended--Repair  
5 garages.

6           Sections 903.2.8 and 903.2.8.1 of the International Building Code are  
7 amended to read as follows:

8           903.2.8 Group S-1. An automatic sprinkler system shall be provided  
9 throughout all buildings where the fire area containing a Group S-1 occupancy  
10 exceeds 12,000 square feet, or where the combined fire area on all floors,  
11 including mezzanines, exceeds 24,000 square feet.

12           903.2.8.1 Repair garages. An automatic sprinkler system shall be  
13 provided throughout all buildings used as repair garages in accordance with the  
14 International Building Code, as follows:

- 15           1. Buildings two or more stories in height, including basements, with a  
16           fire area containing a repair garage exceeding 10,000 square feet.
- 17           2. One-story buildings with a fire area containing a repair garage  
18           exceeding 12,000 square feet.
- 19           3. Buildings with a repair garage in the basement.

20           16.04.250 Sections 903.2.10 through 903.2.10.3 amended--All occupancies.

21           Sections 903.2.10 through 903.2.10.3 of the International Building Code  
22 are amended by the deletion of Sections 903.2.10 through 903.2.10.3 and the  
23 adoption of the following:

24           903.2.10 All occupancies. An automatic sprinkler system shall be  
25 installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.3.

26           903.2.10.1 Stories and basements without openings. An automatic  
27 sprinkler system shall be installed throughout any story or basement of a building  
28 where the story or basement does not have at least one of the following types of  
29 exterior wall openings:

- 30           1. Openings not more than 4 feet below grade which are centered in an  
31           excavation at least 3 times the width of the opening and extending out

1 from the building at least 3 times the depth of the opening below  
2 grade. The bottom of the excavation shall be level and entirely below  
3 the lowest point of the opening. When excavation is greater than 24  
4 inches deep provide steps up to grade having no more than a 12 inch  
5 rise. Openings totaling at least 20 square feet in each shall be located  
6 in each 50 linear feet, or fraction thereof, of exterior wall in the story  
7 on at least one side; or

- 8 2. Openings entirely above the adjoining ground level totaling at least 20  
9 square feet in each 50 linear feet or fraction thereof, of exterior wall in  
10 the story on at least one side.

11 Exceptions:

- 12 1. Single family dwellings  
13 2. Townhouse buildings

14 903.2.10.1.1 Opening dimensions and access. Openings  
15 shall have a minimum dimension of at least 30 inches. Such  
16 openings shall be accessible to the fire department from the  
17 exterior and shall not be obstructed in a manner that fire fighting or  
18 rescue cannot be accomplished from the exterior.

19 903.2.10.1.2 Openings on one side only. Where openings  
20 in a story are provided on only one side and the opposite wall of  
21 such story is more than 75 feet from such openings, the story shall  
22 be equipped throughout with an approved automatic sprinkler  
23 system, or openings as specified above shall be provided on at least  
24 two sides of the story.

25 903.2.10.1.3 Basements. Where any portion of a basement  
26 is located more than 75 feet from openings required by Section  
27 903.2.10.1, the basement shall be equipped throughout with an  
28 approved automatic sprinkler system.

29 903.2.10.2 Rubbish and linen chutes. An automatic sprinkler system shall  
30 be installed at the top of rubbish and linen chutes and in their terminal rooms.  
31 Chutes extending through three or more floors shall have additional sprinkler

1 heads installed within such chutes at alternate floors. Chute sprinklers shall be  
2 accessible for servicing.

3 Exceptions: Single family dwellings, townhouse buildings.  
4 Private garage spaces provided for the exclusive use of the occupants of  
5 the dwelling unit the garage is located within shall be considered part of  
6 the same occupancy for the purpose of this section.

7 903.2.10.3 Buildings over 35 feet in height. An automatic sprinkler  
8 system shall be installed throughout all buildings having a building height more  
9 than 35 feet measured from the lowest grade at a point 5 feet away from the  
10 building's exterior wall to the top of the highest ridgeline.

11 Exceptions:

- 12 1. Detached Single family dwellings
- 13 2. Open parking structures.

14 16.04.260 Sections 903.2.10.4 and 903.2.10.5 added--Buildings greater than  
15 12,000 square feet and Buildings more than 2 stories.

16 Sections 903.2.10.4 and 903.2.10.5 of the International Building Code are  
17 amended by the addition of the following:

18 903.2.10.4 Buildings greater than 12,000 square feet. An automatic  
19 sprinkler system shall be provided throughout all buildings where the fire area  
20 exceeds 12,000 square feet, or where the combined fire area on all floors,  
21 including mezzanines and basements, exceeds 24,000 square feet.

22 Exception:

- 23 1. F-2 Occupancies
- 24 2. Open parking structures
- 25 3. When expanding an existing building and all of the following  
26 is satisfied:
  - 27 A. The existing building was constructed before 3/22/1999;
  - 28 B. The area of the addition is not greater than one third of the  
29 area of the existing building;
  - 30 C. The addition does not change the number of stories of the  
31 existing building;

1 D. The total building is separated into allowable areas by fire  
2 walls in accordance with the International Building Code;

3 E. The total building is protected throughout by an approved  
4 automatic fire alarm system. Such fire alarm system shall  
5 be configured to automatically close all fire wall openings.

6 903.2.10.5 Buildings more than 2 stories. An automatic sprinkler system  
7 shall be provided throughout all buildings more than 2 stories in height.

8 Exception: Single family detached dwellings.

9 16.04.270 Section 903.3.1.1.1 amended--Exempt locations.

10 903.3.1.1.1 of the International Building Code is amended by deletion of  
11 Section 903.3.1.1.1 and the adoption of the following:

12 903.3.1.1.1 Exempt locations. Automatic sprinklers shall not be  
13 required in the following rooms or areas where such rooms or areas are  
14 protected with an approved automatic fire detection system in accordance  
15 with Section 907.2 that will respond to visible or invisible particles of  
16 combustion. Sprinklers shall not be omitted from any room merely  
17 because it is damp, of fire-resistance-rated construction or contains  
18 electrical equipment.

- 19 1. Any room where the application of water, or flame and water,  
20 constitutes a serious life or fire hazard.
- 21 2. Any room or space where sprinklers are considered undesirable  
22 because of the nature of the contents, when approved by the  
23 code official.
- 24 3. Generator and transformer rooms separated from the remainder  
25 of the building by walls and floor/ceiling or roof/ceiling  
26 assemblies having a fire-resistance rating of not less than 2  
27 hours.
- 28 4. In rooms or areas that are of noncombustible construction with  
29 wholly noncombustible contents.

1           16.04.280 Section 903.3.5 amended--Water supplies.

2           Section 903.3.5 of the International Building Code is amended by deletion  
3 of Section 903.3.5 and the adoption of the following:

4           903.3.5 Water supplies. Water supplies for automatic sprinkler systems  
5 shall comply with this section and the standards referenced in Section 903.3.1.  
6 All new fire sprinkler system installations and sprinkler systems under going  
7 modifications, unless exempted by the director of the Longmont water  
8 department, shall be isolated from the public water system by a backflow  
9 preventor meeting the requirements of the Longmont municipal code.

10          16.04.290 Section 903.3.5 amended--Design Pressure.

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

13          903.3.5.3 Design Pressure. All fire sprinkler systems shall be designed  
14 and constructed to operate at water pressures not less than 10% below the  
15 peakday operating pressures as determined by the city of Longmont water  
16 department.

17          16.04.300 Sections 903.4 through 903.4.2 amended--Sprinkler system monitoring  
18 and alarms.

19          Sections 903.4 through 903.4.2 of the International Building Code are  
20 amended by deletion of Sections 903.4 through 903.4.2 and the adoption of the  
21 following:

22          903.4 Sprinkler system monitoring and alarms. All valves controlling the  
23 water supply for automatic sprinkler systems and water-flow switches on all  
24 sprinkler systems shall be electrically supervised.

25                 Exceptions:

- 26                 1. Automatic sprinkler systems protecting one and two family  
27                         dwellings.  
28                 2. Limited area systems serving fewer than 20 sprinklers.  
29                 3. Jockey pump control valves that are sealed or locked in the  
30                         open position.

- 1                   4. Control valves to commercial kitchen hoods, paint spray
- 2                   booths or dip tanks that are sealed or locked in the open
- 3                   position.
- 4                   5. Valves controlling the fuel supply to fire pump engines that are
- 5                   sealed or locked in the open position.
- 6                   6. Trim valves to pressure switches in dry, pre-action and deluge
- 7                   sprinkler systems that are sealed or locked in the open position.

8                   903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly  
9 different and shall be automatically transmitted to an approved central station,  
10 remote supervising station or proprietary supervising station as defined in NFPA  
11 72, or, when approved by the code official, shall sound an audible signal at a  
12 constantly attended location.

13                   Exceptions:

- 14                   1.       Underground key or hub valves in roadway boxes provided
- 15                   by the municipality or public utility are not required to be
- 16                   monitored.
- 17                   2.       Backflow prevention device test valves, located in limited
- 18                   area sprinkler system supply piping, shall be locked in the open
- 19                   position. In occupancies required to be equipped with a fire alarm
- 20                   system, the backflow preventor valves shall be electrically
- 21                   supervised by a tamper switch installed in accordance with NFPA
- 22                   72 and separately annunciated.

23                   903.4.2 Alarms. Approved audible/visual devices shall be connected to  
24 every automatic sprinkler system. Such sprinkler water-flow alarm devices shall  
25 be activated by water flow equivalent to the flow of a single sprinkler of the  
26 smallest orifice size installed in the system. An approved audible/visual sprinkler  
27 flow alarm shall be provided on the exterior of the building in an approved  
28 location above the fire department connection. An approved audible/visual  
29 sprinkler flow alarm to alert the occupants shall be provided throughout the  
30 interior of the building in accordance with Sections 907.10.1 through 907.10.2.

1 Where a fire alarm system is installed, actuation of the automatic sprinkler system  
2 shall actuate the building fire alarm system.

3 16.04.310 Section 904.3.5 amended--Monitoring of alternative automatic fire-  
4 extinguishing systems.

5 904.3.5 of the International Building Code is amended by addition of the  
6 following:

7 904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems,  
8 when installed as an alternative to the required automatic sprinkler systems of  
9 Section 903, monitoring shall be required in accordance with NFPA 72.

10 16.04.320 Sections 905.1 amended General through 905.3.2 amended--Building  
11 area.

12 Sections 905.1 through Section 905.3.2 of the International Building Code  
13 are amended by deletion of Sections 905.1 through 905.3.2 and adoption of the  
14 following:

15 905.1 General. Standpipe systems shall be provided in new buildings and  
16 structures in accordance with this section. Fire hose threads used in connection  
17 with standpipe systems shall comply with NFPA 1963 or as otherwise approved  
18 and shall be compatible with fire department hose threads. The location of fire  
19 department hose connections shall be approved. In buildings used for high-piled  
20 combustible storage, fire protection shall be in accordance with Chapter 23.

21 905.2 Installation standards. Standpipe systems shall be installed in  
22 accordance with this section and NFPA 14.

23 905.3 Required installations. Standpipe systems shall be installed where  
24 required by Sections 905.3.1 through 905.3.6 and in the locations indicated in  
25 Sections 905.4, 905.5 and 905.6. Standpipe systems are permitted to be combined  
26 with automatic sprinkler systems when piping is adequately sized to support  
27 simultaneous operation of both.

28 Exception: Standpipe systems are not required in Group R-3  
29 occupancies.

30 905.3.1 Building height. Class I or Class III standpipe systems shall be  
31 installed throughout buildings where the floor level of the highest story is located

1 more than 30 feet above the lowest level of the fire department vehicle access, or  
2 where the floor level of the lowest story is located more than 30 feet below the  
3 highest level of fire department vehicle access.

4 905.3.1.1 Building area. In buildings exceeding 10,000 square feet in area  
5 per story, Class I automatic wet or manual wet standpipes shall be provided where  
6 any portion of the building's interior area is more than 150 feet measured by way  
7 of provided doors, corridors and stairs, from the nearest point of fire department  
8 vehicle access.

9 Exceptions:

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

18 16.04.330 Section 907.1.1 amended--Construction documents.

19 Section 907.1.1 of the International Building Code is amended by deletion  
20 of 907.1.1 and adoption of the following:

21 907.1.1 Construction documents. A minimum of two complete sets of  
22 construction documents for fire alarm systems shall be submitted for review and  
23 approval before system installation. Construction documents shall include, but  
24 not be limited to, all of the following:

- 25 1. A floor plan.
- 26 2. Locations of alarm-initiating and notification appliances.
- 27 3. Alarm control and trouble signaling equipment.
- 28 4. Annunciation.
- 29 5. Power connection.
- 30 6. Battery calculations.
- 31 7. Conductor type and sizes.

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

8 16.04.340 Section 907.1 amended--Connections to other systems.

9 Section 907.1 of the International Building Code is amended by the  
10 addition of the following:

11 907.1.3 Connections to other systems. A fire alarm system shall not be  
12 used for any purpose other than fire protection or control of fire protection  
13 systems. Combination fire and security panels are not permitted.

14 16.04.350 Section 907.2.1 amended--Group A.

15 Section 907.2.1 of the International Building Code is amended by deletion  
16 of 907.2.1 and adoption of the following:

17 907.2.1 Group A. A manual and automatic fire alarm system shall be  
18 installed in accordance with NFPA 72 in all Group A occupancies. Portions of  
19 Group E occupancies occupied for assembly purposes shall be provided with a  
20 fire alarm as required for the Group E occupancy.

21 Exceptions:

- 22 1. Where the building is equipped throughout with an
- 23 automatic sprinkler system and the alarm notification
- 24 appliances will activate upon sprinkler water flow.
- 25 2. Fire area is 750 square feet or less.

26 16.04.360 Section 907.2.7.1 amended--Occupant notification.

27 Section 907.2.7.1 of the International Building Code is amended by  
28 deletion of Section 907.2.7.1 Occupant notification.

29

1           16.04.370 Section 1016.1 amended--Construction.

2           Section 1016.1 of the International Building Code is amended by the  
3 addition of the following:

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

8           16.04.380 Section 1025.5.1 amended--Window wells, minimum size.

9           Section 1025.5.1 of the International Building Code is amended by adding  
10 the following:

11           Exceptions:

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

20           16.04.390 Section 1608.1 amended--Snow loads, general.

21           Section 1608.1 of the International Building Code is amended by the  
22 addition of the following:

23           The basic design snow load shall be thirty pounds per square foot  
24 (1436.4Pa). The ground design snow load shall be thirty pounds per square foot  
25 (1436.4Pa).

26           16.04.400 Section 1609.3 amended--Basic wind speed.

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

29           The basic wind speed for determining design wind pressure shall be  
30 determined utilizing the Wind Pressure Map published by Boulder County.

1 16.04.410 Section 1805.2.1 replaced--Frost protection.

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

4 Footings and foundations shall be constructed of masonry, concrete, or  
5 treated wood and shall extend a minimum of 30 inches (762 mm) below finished  
6 grade, unless an alternate means of frost protection is approved. Spread footings  
7 of adequate size shall be provided where necessary to properly distribute the load  
8 within the allowable load-bearing value of the soil.

9 Exception: Detached one (1) story wood framed buildings, not exceeding  
10 580 square feet (53.9 m<sup>2</sup>) when classified as a Group U occupancy, may be  
11 supported on concrete footings poured monolithically with a concrete floor.  
12 Such footing shall be placed on undisturbed soil, free from organic matter,  
13 extending a minimum of twelve inches (304.8mm) below finished grade,  
14 six inches (152.4mm) above grade, and shall be not less than twelve inches  
15 (304.8mm) in width.

16 16.04.420 Section 3001.2 amended--Referenced standards.

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

19 ASME A18.1.

20 16.04.430 Section 3201 amended--General.

21 Section 3201.1 of the International Building Code is amended by the  
22 addition of the following:

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

26 16.04.440 Section 3202.3.1.1 added--Awning construction.

27 Section 3202.3.1 of the International Building Code is amended by the  
28 addition of the following:

29 3202.3.1.1 Awning construction. Awnings shall have noncombustible  
30 frames but may have combustible coverings. Every awning shall be collapsible,  
31 retractable, or capable of being folded against the face of the supporting building.

1 When collapsed, retracted, or folded, the design shall be such that the awning  
2 does not block any required means of egress.

3 Exceptions:

- 4 1. A fixed frame awning not exceeding ten feet (3.05m) in length may be  
5 erected over the entrance to a building.
- 6 2. A fixed frame awning may extend across the full frontage of the  
7 building provided the awning does not extend closer than six inches  
8 (152.4mm) to a line formed by a 75 degree angle of inclination from  
9 the base to the top of the front wall of the building.

10 16.04.450 Section 3401.1 amended--Scope.

11 Section 3401.1 International Building Code is amended by addition of the  
12 following second sentence:

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

17 16.04.460 Section 3401.3 amended--Compliance with other codes.

18 Section 3401.3 International Building Code is amended by deleting the  
19 *International Private Sewage Disposal Code* and the *ICC Electrical Code*.

20 16.04.470 Section 3403.1 amended--Existing buildings or structures.

21 Section 3403.1 of the International Building Code is amended by addition  
22 of the following:

23 When, in any 24-month period, the value of renovation, remodeling,  
24 modification, or addition to any existing occupancy exceeds one third of the  
25 valuation of the occupancy being improved, the entire occupancy shall be made to  
26 comply with the requirements of the Fire Code as amended and adopted by the  
27 city. The building official shall determine the value of improvements, according  
28 to Section 108.3

29 EXCEPTION: When expenditures are strictly related to repair,  
30 replacement, or maintenance of an existing system.

1           16.04.480 Section 3403.5 added--Ceiling Heights.

2           Section 3403 of the International Building Code is amended by the addition  
3 of the following:

4           3403.5 Areas of existing basements with ceiling heights below 6'8" in  
5 height shall not be considered habitable space and are not subject to variances  
6 from the Master Board of Appeals. The Building Official may allow existing  
7 basements with ceiling height between 6'8" and 7' to be finished and or occupied  
8 as habitable space provided there is no technically feasible solution to comply  
9 with the required ceiling height.

10           16.04.490 Chapter 35 amended--ICC/ANSI.

11           Chapter 35 of the International Building Code ICC/ANSI A117.1 is  
12 amended to read as follows:

13           ICC/ANSI A117.1--03.

14           Section 2-International Residential Code and Appendices Adopted.

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

17           16.06.010 International Residential Code for One and Two Family Dwellings,  
18 including Appendix Chapters H and K adopted.

19           Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
20 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the  
21 building code of the City for detached one and two family dwellings, multiple  
22 single family dwellings (townhouses) not more than three stories in height with a  
23 separate means of egress, and their accessory structures, by reference thereto, the  
24 International Residential Code for One and Two Family Dwellings, 2003 Edition,  
25 including Appendix Chapters H and K published by the International Code  
26 Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041, that  
27 code to have the same force and effect as if set forth in this chapter in every  
28 particular, save and except such portions as are added, amended, deleted, or  
29 replaced in this chapter. The adopted code includes comprehensive provisions  
30 and standards regulating the construction, alteration, movement, enlargement,  
31 replacement, repair, equipment, use and occupancy, location, removal, and

1 demolition of buildings and structures for the purpose of safeguarding life or  
2 limb, health, and public welfare. All references in this code to the International  
3 Residential Code are to the edition referenced above.

4 16.06.020 Copies of code--Filing for public inspection.

5 At the time of adoption, one certified true copy of the International  
6 Residential Code for One and Two Family Dwellings, published by the  
7 International Code Council is on file in the office of the city clerk and may be  
8 inspected by any interested person between eight a.m. and five p.m., Monday  
9 through Friday, holidays excepted. The residential code, as adopted, is available  
10 for sale at the office of the city clerk, at a price reflecting cost to the city as  
11 established by the city manager, pursuant to this municipal code. The city shall  
12 keep a copy of the adopted code in the office of the chief enforcement officer for  
13 public inspection.

14 16.06.030 Section R103 deleted--Department of building safety.

15 Section R103 of the International Residential Code is deleted in its  
16 entirety.

17 16.06.040 Section R104.6 deleted--Right of Entry.

18 Section R104.6 of the International Residential Code is deleted in its  
19 entirety.

20 16.06.050 Section R105.2 amended--Work exempt from permit.

21 Section R105.2 of the International Residential Code is amended by  
22 deleting subsections 2 (fences) and 7 (pools).

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

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

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

28 16.06.070 Section R110.1 amended--Use and occupancy.

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

1 Exception: The following Group U occupancies: carports, fences,  
2 private garages and retaining walls.

3 16.06.080 Section R112 replaced--Board of Appeals.

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

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

8 16.06.090 Section R113 replaced--Violations.

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

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

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

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

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

26 16.06.100 Section R202 amended--Floor area definition.

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

29 FLOOR AREA: Shall be as defined in Section 1002 of the International  
30 Building Code, 2003 Edition.

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

2           Section 301.1 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           Exceptions: Detached single family dwellings

9           16.06.120 Table R301.2(1) amended--Climatic and geographic design criteria.

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

GROUND SNOW LOAD	WIND	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
	Speed <sup>e</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>					
30psf (1436.4pa)	90mph (144.8 kph)	B	Severe	30 inch (762mm)	Slight to Moderate	None to Slight	-2° F (18.9° C)	No	January 1977	979	48.8

2            16.06.130 Section R301.2.1 amended--Wind limitations.

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

5            Basic wind speed shall be determined utilizing the Boulder County wind  
6 pressure map.

7            16.06.140 Section R305.1 amended--Minimum height.

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

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

16           16.06.150 Section R310.2 amended--Window wells.

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

- 19           2. Buildings constructed with permits issued before March 30, 1986, may  
20 use existing egress window wells, which are a minimum of 24 inches  
21 (610mm) in depth from the foundation.
- 22           3. Buildings constructed with permits issued between March 30, 1986,  
23 and January 1, 1996, may use existing egress window wells, which are  
24 30 inches (762mm) in depth from the foundation.

1 16.06.160 Chapter 11 replaced--Energy efficiency.

2 Chapter 11 of the International Residential Code is deleted in its entirety  
3 and replaced with the following:

4 CHAPTER 11

5 ENERGY EFFICIENCY

6 For provisions relating to energy efficiency, see Chapter 16.22 of the  
7 Longmont municipal code.

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 shall be located within  
20 two feet of the uppermost ceiling height.

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

24 16.06.190 Section M1701.1.1 amended--Buildings of unusually tight  
25 construction.

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

28 Buildings classified as Group R occupancies, constructed with permits  
29 issued on or after March 1, 1989, are classified as buildings of unusually tight  
30 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 water heaters shall be .60 for fuel-fired  
5 types, and .92 for electric types.

6   Section 3 International Mechanical Code and Appendices Adopted.

7           Chapter 16.12 of the Longmont Municipal Code is hereby repealed and reenacted  
8 to read as follows:

9           16.12.010 International Mechanical Code and Appendix Chapter A adopted.

10          Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
11 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the  
12 mechanical code of the city, by reference thereto, the International Mechanical  
13 Code, 2003 Edition, including Appendix Chapter A, published by the  
14 International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church,  
15 Virginia 22041, that code to have the same force and effect as if set forth in this  
16 chapter in every particular, save and except such portions as are added, amended,  
17 deleted, or replaced in this chapter. All references in this code to the International  
18 Mechanical Code are to the edition referenced above.

19          16.12.020 Copies--Filing for public inspection.

20          At the time of adoption, one certified true copy of the International  
21 Mechanical Code, published by the International Code Council, is on file in the  
22 office of the city clerk and may be inspected by any interested person between  
23 eight a.m. and five p.m., Monday through Friday, holidays excepted. The  
24 mechanical code, as adopted, is available for sale at the office of the city clerk, at  
25 a price reflecting cost to the city as established by the city manager, pursuant to  
26 this municipal code. The city shall keep a copy of the adopted code in the office  
27 of the chief enforcement officer for public inspection.

28          16.12.030 Section 103 deleted--Department of mechanical inspection.

29          Section 103 of the International Mechanical Code is deleted in its entirety.

1       16.12.040 Section 104.5 deleted--Right of entry.

2               Section 104.5 of the International Mechanical Code is deleted in its  
3       entirety.

4       16.12.050 Section 106.5.2 amended--Fee schedule.

5               Section 106.5.2 of the International Mechanical Code is amended by  
6       adding the following:

7               The fee for any permit required by this code shall be established from time  
8       to time by resolution of the city council.

9       16.12.060 Section 108 replaced--Violations.

10              Section 108 of the International Mechanical Code is deleted in its entirety  
11      and replaced with the following:

12              108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
13      repair, relocate, add to, replace, demolish, use, occupy or maintain any building or  
14      structure, or cause or permit the same to be done, in violation of this code.

15              108.2 Violation. Any person committing or permitting a violation of this  
16      code commits a separate offense for each day or part of a day during which the  
17      violation exists. Offenses are punishable according to Chapter 1.12 of the  
18      Longmont municipal code.

19              108.3 Violation penalties. Imposition of one penalty for any violation  
20      shall not excuse the violation nor permit it to continue, and all such persons shall  
21      correct or remedy such violations or defect within a reasonable time.

22              108.4 Prosecution of violation. In addition to any other penalties, any  
23      violation of this code is a public nuisance and shall be enjoined by a court of  
24      competent jurisdiction. Nothing in this code shall prevent the city attorney from  
25      seeking appropriate legal or equitable relief from any court of competent  
26      jurisdiction.

27      16.12.070 Section 109 replaced--Means of appeal.

28              Section 109 of the International Mechanical Code is deleted in its entirety  
29      and replaced with the following:

30              109.1 General. For provisions relating to the Board of Appeals, see  
31      Chapter 16.30 of the Longmont municipal code.

1           16.12.080 Section 312.1 amended--Load calculations.

2           Section 312.1 of the International Mechanical Code is amended by the  
3 addition of the following:

4           Residential heating and air conditioning equipment shall be sized based on  
5 building loads calculated in accordance with Air Conditioning Contractors of  
6 America (ACCA) Manual J, Load Calculations for Residential Winter and  
7 Summer Air Conditioning, or other approved equivalent or improved heating and  
8 cooling methodologies.

9           16.12.090 Section 508.1 amended--Makeup air.

10          Section 508.1 of the International Mechanical Code is amended by the  
11 addition of the following:

12          Mechanical makeup air systems shall be interconnected with an  
13 extinguishing system or detector device so that upon activation of either, the  
14 makeup system shall be shut off.

15          16.12.100 Section 510.5.5 amended--Makeup air.

16          Section 510.5.5 of the International Mechanical Code is amended by the  
17 addition of the following:

18          Makeup air systems serving a ventilation system provided for explosive or  
19 flammable vapors, fumes or dusts shall be interconnected with an extinguishing  
20 system or a detector device so that upon activation of either, the makeup system  
21 shall be shut off.

22          16.12.110 Section 702.1 replaced--All air from indoors.

23          Section 702.1 of the International Mechanical Code is deleted in its  
24 entirety and replaced with the following:

25          702.1 All air from indoors. Combustion and dilution air shall be permitted  
26 to be obtained entirely from the indoors in buildings that are not of unusually tight  
27 construction.

28                 Exception: Buildings classified as Group R occupancies shall be  
29 provided with a minimum 28 inch<sup>2</sup> (18066mm<sup>2</sup>) opening to outdoor air at  
30 the time of replacement or addition of fuel utilization equipment for which  
31 a permit is required.

1 For buildings of unusually tight construction, combustion air shall be  
2 obtained from the outdoors in accordance with Section 703, 705, 706 or 707.  
3 Buildings classified as Group R occupancies, constructed with permits issued on  
4 or after March 1, 1989, are classified as buildings of unusually tight construction.

5 16.12.120 Section 918.2 amended--Minimum duct sizes.

6 Section 918.2 of the International Mechanical Code is amended by the  
7 addition of the following:

8 A ducted return shall be provided from a central location at each floor  
9 level and all rooms or areas shall have an approved means of pressure relief  
10 through permanent openings such as ducted returns, jumper ducts or transfer  
11 grills. A minimum 1/3 of the area of return air openings shall be located within  
12 two feet of the uppermost ceiling height.

13 Exception: The building official may modify the requirement for  
14 height of return air openings due to structural limitations or practical  
15 difficulties.

16 16.12.130 Section 1001 amended--General.

17 Section 1001 of the International Mechanical Code is amended by the  
18 addition of two subsections as follows:

19 1001.2 Operating permit. It is unlawful to operate a boiler or pressure  
20 vessel without first obtaining a valid operating permit. Such permit shall be  
21 displayed in a conspicuous place adjacent to the boiler or vessel. The operating  
22 permit shall not be issued until the equipment has been inspected and approved.

23 EXCEPTION: The operation only of steam heating boilers, low  
24 pressure hot water heating boilers, hot water supply boilers, and pressure  
25 vessels in Group R Occupancies of less than six dwelling units and in  
26 Group U Occupancies.

27 1001.3 Operation and maintenance of boilers and pressure vessels.  
28 Boilers and pressure vessels shall be operated and maintained in conformity with  
29 nationally recognized standards and requirements for adequate protection of the  
30 public. The boiler inspector shall notify the owner, or the authorized  
31 representative, of defects or deficiencies, which shall be properly and promptly

1 corrected. If such corrections are not made, or if the operation of the boiler or  
2 pressure vessel is deemed unsafe, the permit to operate the boiler or pressure  
3 vessel may be revoked. If the operation of a boiler or pressure vessel is deemed  
4 to constitute an immediate danger, the pressure on such boiler or pressure vessel  
5 shall be relieved at the owner's cost, and the boiler or pressure vessel shall not be  
6 operated without approval of the boiler inspector.

7 16.12.140 Section 1002.1 amended--General.

8 Section 1002.1 of the International Mechanical Code is amended by the  
9 addition of the following:

10 The minimum energy factor for electric water heaters shall be .92.

11 16.12.150 Section 1011 replaced--tests.

12 Section 1011 of the International Mechanical Code is deleted in its  
13 entirety and replaced with the following:

14 1011 Tests. An installation for which a permit is required shall not be put  
15 into service until it has been inspected and approved. It is the duty of the owner  
16 or his or her authorized representative to notify the state boiler inspector or an  
17 authorized alternate that the installation is ready for inspection and test.

18 Section 4. International Fuel Gas Code and Appendices Adopted.

19 Chapter 16.14 of the Longmont Municipal Code is hereby repealed and reenacted  
20 to read as follows:

21 16.14.010 International Fuel Gas Code including Appendix Chapters A and B  
22 adopted.

23 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
24 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the  
25 fuel gas code of the City, by reference thereto, the International Fuel Gas Code,  
26 2003 Edition, including Appendix Chapters A and B, published by the  
27 International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church,  
28 Virginia 22041, that code to have the same force and effect as if set forth in this  
29 chapter in every particular, save and except such portions as are added, amended,  
30 deleted, or replaced in this chapter. All references in this code to the International  
31 Fuel Gas Code are to the edition referenced above.

1           16.14.020 Copies of Code--Filing for public inspection.

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

10           16.14.030 Section 101.2 amended--Scope.

11           Section 101.2 of the International Fuel Gas Code is amended by addition  
12 of the following:

13           101.2.2 Fuel gas prohibited. Liquefied petroleum gases shall not be used  
14 as a fuel source for equipment in any occupancy.

15           Exception: Construction or temporary heating in accordance with the fire  
16 code.

17           16.14.040 Section 103 deleted--Department of inspection.

18           Section 103 of the International Fuel Gas Code is deleted in its entirety.

19           16.14.050 Section 104.5 deleted--Right of entry.

20           Section 104.5 of the International Fuel Gas Code is deleted in its entirety.

21           16.14.060 Section 106.5.2 amended--Fee schedule.

22           Section 106.5.2 of the International Fuel Gas Code is amended by the  
23 addition of the following:

24           The fee for any permit required by this code shall be established from time  
25 to time by resolution of the city council.

26           16.14.070 Section 108 replaced--Violations.

27           Sections 108.1 through 108.4 of the International Fuel Gas Code are  
28 deleted and replaced with the following:

29           108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
30 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or  
31 structure, or cause or permit the same to be done, in violation of this code.

1           108.2 Violation. Any person committing or permitting a violation of this  
2 code commits a separate offense for each day or part of a day during which the  
3 violation exists. Offenses are punishable according to Chapter 1.12 of the  
4 Longmont municipal code.

5           108.3 Violation, penalties. Imposition of one penalty for any violation  
6 shall not excuse the violation nor permit it to continue, and all such persons shall  
7 correct or remedy such violations or defect within a reasonable time.

8           108.4 Prosecution of violation. In addition to any other penalties, any  
9 violation of this code is a public nuisance and shall be enjoined by a court of  
10 competent jurisdiction. Nothing in this code shall prevent the city attorney from  
11 seeking appropriate legal or equitable relief from any court of competent  
12 jurisdiction.

13 16.14.080 Section 109 replaced--Board of Appeals.

14           Section 109 of the International Fuel Gas Code is deleted in its entirety  
15 and replaced with the following:

16           109.1 General. For provisions relating to the Board of Appeals, see  
17 Chapter 16.30 of the Longmont Municipal Code.

18 16.14.090 Section 301.2 amended--Energy utilization.

19           Section 301.2 of the International Fuel Gas Code is amended by the  
20 addition of the following:

21           Residential heating and air conditioning equipment shall be sized based on  
22 building loads calculated in accordance with the Air Conditioning Contractors of  
23 America (ACCA) Manual J, Load Calculations for Residential Winter and  
24 Summer Air Conditioning, or other approved equivalent or improved heating and  
25 cooling methodologies.

26 16.14.100 Section 304.5 amended--Indoor combustion air.

27           Section 304.5 of the International Fuel Gas Code is amended by the  
28 insertion of the following at the beginning of the section:

29           Combustion and dilution air may be obtained entirely from the indoors in  
30 buildings that meet the requirements of this section.

1 Exception: Existing buildings classified as Group R occupancies  
2 shall be provided with a minimum 28 inch<sup>2</sup> (18066mm<sup>2</sup>) opening to  
3 outdoor air at the time of replacement or addition of fuel utilization  
4 equipment for which a permit is required.

5 16.14.110 Section 401.7 amended--Piping meter identification.

6 Section 401.7 of the International Fuel Gas Code is amended by the  
7 addition of the following:

8 Multiple meters for a building shall be installed in a group, unless the  
9 building official approves remote locations.

10 16.14.120 Section 623.1 amended--General.

11 Section 623.1 of the International Fuel Gas Code is amended by the  
12 addition of the following:

13 The minimum energy factor for water heaters shall be .60 for gas, and .92  
14 for electric.

15 Section 5 International Plumbing Code and Appendices Adopted.

16 Chapter 16.16 of the Longmont Municipal Code is hereby repealed and reenacted  
17 to read as follows:

18 16.16.010 International Plumbing Code including Appendix Chapters B, C, E, F  
19 and G adopted.

20 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
21 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the  
22 plumbing code of the City, by reference thereto, the International Plumbing Code,  
23 2003 Edition, including Appendix Chapters B, C, E, F and G, published by the  
24 International Code Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church,  
25 Virginia 22041, that code to have the same force and effect as if set forth in this  
26 chapter in every particular, save and except such portions as are added, amended,  
27 deleted, or replaced in this chapter. All references in this code to the International  
28 Plumbing Code are to the edition referenced above.

29 16.16.020 Copies of Code--Filing for public inspection.

30 At the time of adoption, one copy of the International Plumbing Code,  
31 published by the International Code Council Inc., certified to be a true copy is on

1 file in the office of the city clerk and may be inspected by any interested person  
2 between the hours of eight a.m. and five p.m., Monday through Friday, holidays  
3 excepted. The International Plumbing Code, as finally adopted, is available for  
4 sale at the office of the city clerk, at a price reflecting cost to the city as  
5 established by the city manager. The city shall keep a copy of the adopted code in  
6 the office of the chief enforcement officer for public inspection.

7 16.16.030 Section 101.1 amended--Title.

8 Section 101.1 of the International Plumbing Code is amended by insertion  
9 of “the City of Longmont” within the brackets.

10 16.16.040 Section 103.1 replaced--General.

11 Section 103.1 of the International Plumbing Code is deleted in its entirety  
12 and replaced with the following:

13 The building inspection division is responsible for the administration and  
14 enforcement of this code. The chief building official is designated as the code  
15 official as used in this title.

16 16.16.050 Section 104.5 deleted--Right of entry.

17 Section 104.5 of the International Plumbing Code is deleted in its entirety.

18 16.16.060 Section 105.4 deleted--Alternative engineered design.

19 Sections 105.4 through 105.4.6 of the International Plumbing Code are  
20 deleted in their entirety.

21 16.16.070 Section 106.6.2 replaced--Fee schedule.

22 Section 106.6.2 of the International Plumbing Code is deleted in its  
23 entirety and replaced with the following:

24 The fee for any permit required by this code shall be established from time  
25 to time by resolution of the city council.

26 16.16.080 Section 106.6.3 amended--Fee refunds.

27 Section 106.6.3 of the International Plumbing Code is amended by  
28 inserting “eighty percent” into the brackets of paragraphs numbered 2 and 3.

1           16.16.090 Section 107.2 deleted--Special inspections.

2           Sections 107.2 through 107.2.2 of the International Plumbing Code are  
3 deleted in their entirety.

4           16.16.100 Section 108 replaced--Violations.

5           Section 108 International Plumbing Code is deleted in its entirety, and  
6 replaced with the following:

7           108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
8 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or  
9 structure, or cause or permit the same to be done, in violation of this code.

10          108.2 Violation. Any person committing or permitting a violation of this  
11 code commits a separate offense for each day or part of a day during which the  
12 violation exists. Offenses are punishable according to Chapter 1.12 of the  
13 Longmont Municipal Code.

14          108.3 Violation penalties. Imposition of one penalty for any violation  
15 shall not excuse the violation nor permit it to continue, and all such persons shall  
16 correct or remedy such violations or defect within a reasonable time.

17          108.4 Prosecution of violation. In addition to any other penalties, any  
18 violation of this code is a public nuisance and shall be enjoined by a court of  
19 competent jurisdiction. Nothing in this code shall prevent the city attorney from  
20 seeking appropriate legal or equitable relief from any court of competent  
21 jurisdiction.

22          16.16.110 Section 109 replaced--Means of appeal.

23          Section 109 of the International Plumbing Code is deleted in its entirety,  
24 and replaced with the following:

25          109.1 General. For provisions relating to the Board of Appeals, see  
26 section 16.30 of the Longmont Municipal Code.

27          16.16.120 Section 312.4 deleted--Drainage and vent final test.

28          Section 312.4 of the International Plumbing Code is deleted in its entirety.

29          16.16.130 Section 312.9 deleted--Inspection and testing of backflow prevention  
30 assemblies.

31          Section 312.9 of the International Plumbing Code is deleted in its entirety.

1 16.16.140 Section 711.1.1 deleted--Omission of vents for vertical stack offsets.

2 Section 711.1.1 of the International Plumbing Code is deleted in its  
3 entirety.

4 16.16.150 Section 711.3 amended--Horizontal stack offsets.

5 Section 711.3 of the International Plumbing Code is amended by deleting  
6 item #3 in its entirety.

7 16.16.160 Section 711.3.1 deleted--Omission of vents for horizontal stack  
8 offsets.

9 Section 711.3.1 of the International Plumbing Code is deleted in its  
10 entirety.

11 16.16.170 Section 712.2 amended--Valves required.

12 Section 712.2 of the International Plumbing Code is amended by the  
13 deletion of the "Exception" in its entirety.

14 16.16.180 Section 712.3.1 amended--Sump pump.

15 Section 712.3.1 of the International Plumbing Code is amended by the  
16 addition of the following:

17 In public use occupancies, dual pumps shall be required and shall be  
18 arranged to function independently.

19 16.16.190 Section 714 deleted--Computerized drainage design.

20 Section 714 of the International Plumbing Code is deleted in its entirety.

21 16.16.200 Section 802.4 amended--Standpipes.

22 Section 802.4 of the International Plumbing Code is amended by the  
23 addition of the following:

24 Traps shall not be located below the floor.

25 16.16.210 Section 901.6 deleted--Engineered systems.

26 Section 901.6 of the International Plumbing Code is deleted in its entirety.

27 16.16.220 Section 904.1 amended--Roof extension.

28 Section 904.1 of the International Plumbing Code is amended by inserting  
29 the numbers "6" and "152.4" in the brackets.

1 16.16.230 Section 904.6 deleted--Extension through the wall.

2 Section 904.6 of the International Plumbing Code is deleted in its entirety.

3 16.16.240 Section 905.4 amended--Vertical rise of vent.

4 Section 905.4 of the International Plumbing Code is amended by addition  
5 of the following wording at the end of the section:

6 unless drainage fittings are used.

7 16.16.250 Section 908.2 amended--Connection at the same level.

8 Section 908.2 of the International Plumbing Code is amended by deleting  
9 the last five words of the section.

10 16.16.260 Section 910 deleted--Waste stack vent.

11 Section 910 and Table 910.4 of the International Plumbing Code are  
12 deleted in their entirety.

13 16.16.270 Section 911 deleted--Circuit venting.

14 Section 911 of the International Plumbing Code is deleted in its entirety.

15 16.16.280 Section 912 replaced--Combination drain and vent system

16 Sections 912.1 through 912.3 and Table 912.3 of the International  
17 Plumbing Code are deleted their entirety and replaced with the following:

18 912.1 General. Combination drain and vent systems may be approved  
19 when structural conditions preclude the installation of conventional systems.  
20 Plans and specifications for combination systems must be submitted to and  
21 reviewed by the building official before installation of any such system.

22 16.16.290 Section 918 deleted--Engineered vent systems.

23 Section 918 and Table 918.2 of the International Plumbing Code are  
24 deleted in their entirety.

25 16.16.300 Appendix Chapter C amended--Gray water recycling.

26 Appendix Chapter C of the International Plumbing Code is amended by  
27 addition of the following:

28 Installation shall comply with Boulder County health department  
29 guidelines.

1 Section 6 International Property Maintenance Code Adopted.

2 Chapter 16.20 of the Longmont Municipal Code is hereby repealed and reenacted to read  
3 as follows:

4 16.20.010 International Property Maintenance Code adopted.

5 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
6 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the  
7 property maintenance code of the City, by reference thereto, the International  
8 Property Maintenance Code, 2003 Edition, published by the International Code  
9 Council, Inc., 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041, that  
10 code to have the same force and effect as if set forth in this chapter in every  
11 particular, save and except such portions as are added, amended, deleted, or  
12 replaced in this chapter. All references in this code to the International Property  
13 Maintenance Code are to the edition referenced above.

14 16.20.020 Copies--Filing for public inspection.

15 At the time of adoption, one certified true copy of the International  
16 Property Maintenance Code, published by the International Code Council is on  
17 file in the office of the city clerk and may be inspected by any interested person  
18 between the hours of eight a.m. and five p.m., Monday through Friday, holidays  
19 excepted. The city shall keep a copy of the adopted code in the office of the chief  
20 enforcement officer for public inspection. The property maintenance code, as  
21 finally adopted, is available for sale at the office of the city clerk, at a price  
22 reflecting cost to the city as established by the city manager, pursuant to this  
23 municipal code.

24 16.20.030 Section 101.1 amended--Title.

25 Section 101.1 of the International Property Maintenance Code is amended  
26 by insertion of “the City of Longmont” within the brackets.

27 16.20.040 Section 102.3 amended--Application of other codes.

28 Section 102.3 of the International Property Maintenance Code is deleted in  
29 its entirety and replaced with the following:

30 Repairs, additions or alterations to a structure, or changes or occupancy, shall be  
31 done in accordance with all current adopted codes.

1       16.20.050 Section 103.1 replaced--General.

2               Section 103.1 of the International Property Maintenance Code is deleted in  
3 its entirety and replaced with the following:

4               There is hereby established in the City of Longmont a property  
5 maintenance code enforcement agency which shall be under the administrative  
6 and operational control of the building official, herein known as the code official.

7       16.20.060 Section 103.2 deleted--Appointment.

8               Section 103.2 International Property Maintenance Code is deleted in its  
9 entirety.

10       16.20.070 Section 103.5 replaced--Fees.

11               Section 103.5 of the International Property Maintenance Code is deleted in  
12 its entirety and replaced with the following:

13               Fees for the administration and enforcement of this code shall be  
14 established from time to time by resolution of the city council.

15       16.20.080 Section 104.4 deleted--Right of entry.

16               Section 104.4 of the International Property Maintenance Code is deleted in its  
17 entirety.

18       16.20.090 Section 106 replaced--Violations.

19               Section 106 of the International Property Maintenance Code is deleted in  
20 its entirety and replaced with the following:

21               106.1 Unlawful acts. It is unlawful for any person to erect, install, alter,  
22 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or  
23 structure, or cause or permit the same to be done, in violation of this code.

24               106.2 Violation. Any person committing or permitting a violation of this  
25 code commits a separate offense for each day or part of a day during which the  
26 violation exists. Offenses are punishable according to Chapter 1.12 of the  
27 Longmont Municipal Code.

28               106.3 Violation penalties. Imposition of one penalty for any violation  
29 shall not excuse the violation nor permit it to continue, and all such persons shall  
30 correct or remedy such violations or defect within a reasonable time. In addition  
31 to any other penalties, any violation of this code is a public nuisance and shall be

1 enjoined by a court of competent jurisdiction. Nothing in this code shall prevent  
2 the city attorney from seeking appropriate legal or equitable relief from any court  
3 of competent jurisdiction. The chief building official shall certify, to the city  
4 clerk, as a proposed charge and lien against the subject property, the cost, plus a  
5 twenty percent administrative service charge, of any such action taken pursuant to  
6 such court action or pursuant to the following sections of the International  
7 Property Maintenance Code:

8 §108.2, Closing of vacant structures unfit for human habitation and  
9 occupancy, or

10 §110.3 Demolition of structures dangerous, unsafe, insanitary or  
11 otherwise unfit for human habitation or occupancy, that are un-repairable,  
12 un-repaired or on which normal construction has ceased for more than two  
13 years.

14 106.4. Notice of Assessment; Appeal of Charges.

15 (a) Upon receipt of the statement of charges, the city clerk shall mail  
16 to the owner of record of the subject property a notice, stating the amount and  
17 grounds for the charges; that the City proposes to assess the charges against the  
18 property; and that, pursuant to section 16.30.040 of Longmont Municipal Code,  
19 any objections to the proposed assessment must be made in writing and filed with  
20 the office of the city clerk within fourteen (14) days from the date of receipt of  
21 such notice. Upon the expiration of the fourteen (14) day period, if the city clerk  
22 receives no objections, the finance director shall, pursuant to C.R.S § 31-20-105,  
23 certify such charges to the office of the treasurer of the county that includes the  
24 property, for collection in the same manner as taxes authorized by C.R.S. Title 31.

25 (b) If the property owner files an appeal with the city clerk before the  
26 expiration of the fourteen (14) day period, the finance director shall refer the  
27 matter to the master board of appeals for determination, according to Chapter  
28 16.30 of the Longmont Municipal Code.

29 (c) Upon conclusion of administrative review, the master board of  
30 appeals shall determine, in writing, whether the charges are proper. The city shall  
31 have the burden of proof, by a preponderance of the evidence. According to that

1 determination, the master board of appeals shall affirm, cancel or reduce the  
2 charges. The master board of appeals shall furnish a copy of this determination to  
3 the person making the objections together with a notice of such person's right to  
4 appeal to the District Court, according to Chapter 16.30 of the Longmont  
5 Municipal Code.

6 (d) The master board of appeals, on appeal, may reduce or cancel a  
7 proposed assessment if it is determined that any of the following did not conform  
8 to the provisions of this Ordinance:

9 (1) Any required notice to correct the subject violations; or

10 (2) The work performed in abating the nuisance; or

11 (3) The computation of charges.

12 (e) Upon a final determination by the master board of appeals  
13 affirming or reducing the charges, the City Clerk shall certify a copy of the  
14 determination to the finance director, who shall certify such charges to the office  
15 of the treasurer of the county, as provided above.

16 16.20.100 Section 107.4 amended--Penalties.

17 Section 107.4 of the International Property Maintenance Code is amended  
18 by deleting the reference to "106.4" and substituting "106.3" as amended.

19 16.20.110 Section 111 replaced--Means of appeal.

20 Section 111 of the International Property Management Code is deleted in  
21 its entirety and replaced with the following:

22 111.1 General. For provisions relating to the board of appeals, see  
23 Chapter 16.30 of the Longmont Municipal Code.

24 16.20.120 Section 201.3 amended--Terms defined in other codes.

25 Section 201.3 of the International Property Maintenance Code is amended  
26 by replacing "International Zoning Code" with "Longmont Land Development  
27 Code", and by deleting the *International Existing Building Code* and *ICC*  
28 *Electrical Code*.

29 16.20.130 Section 302.1 amended--Sanitation.

30 Section 302.1 of the International Property Maintenance Code is amended  
31 by the addition of the following:

1 For provisions relating to offensive premises see 9.04.100 of the  
2 Longmont Municipal Code.

3 16.20.140 Section 302.4 amended--Weeds.

4 Section 302.4 of the International Property Maintenance Code is amended  
5 by the addition of the following:

6 For provisions relating to weeds see chapter 9.32 of the Longmont  
7 municipal code.

8 16.20.150 Section 302.5 amended--Rodent harborage.

9 Section 302.5 of the International Property Maintenance Code is amended  
10 by the addition of the following:

11 For provisions relating to rodents see chapter 9.16 of the Longmont  
12 municipal code.

13 16.20.160 Section 302.8 amended--Motor vehicles.

14 Section 302.8 of the International Property Maintenance Code is amended  
15 by the addition of the following:

16 For provisions relating to motor vehicles see chapter 11.12 of the  
17 Longmont municipal code.

18 16.20.170 Section 303.2 amended--Swimming pools.

19 Section 303.2 of the International Property Maintenance Code is amended  
20 by the addition of the following:

21 For provisions relating to swimming pool fencing and setbacks see section  
22 15.04.030, Longmont municipal code.

23 16.20.180 Section 304.14 replaced--Insect screens.

24 Section 304.14 of the International Property Maintenance Code is deleted  
25 in its entirety and replaced with the following:

26 Insect screens shall be provided on all operable windows. Screens shall be  
27 maintained free from tears, holes, or other imperfections of either screen or frame  
28 that could admit insects such as flies or mosquitoes.

29 16.20.190 Section 404.5 deleted--Overcrowding.

30 Section 404.5 and Table 404.5 of the International Property Maintenance  
31 Code are deleted in their entirety.

1 16.20.200 Section 503.4 added--Sanitation.

2 Section 503.4 of the International Property Maintenance Code is deleted in  
3 its entirety and replaced with the following:

4 503.4 Sanitation. In other than dwelling units, floors of toilet rooms shall  
5 be finished with a smooth nonabsorbent material that extends upward on the walls  
6 at least 5 inches (127mm). Walls within 2 feet (610mm) of the front and sides of  
7 urinals and water closets shall be finished with a smooth nonabsorbent material to  
8 a height of 4 feet (1219mm).

9 16.20.210 Section 602.2 amended--Residential occupancies.

10 Section 602.2 of the International Property Maintenance Code is amended  
11 by deleting the reference to “Appendix D of the International Plumbing Code”,  
12 and substituting “the International Energy Conservation Code”.

13 16.20.220 Section 602.3--Heat supply, and Section 602.4--occupiable work  
14 spaces-amended.

15 Sections 602.3 and 602.4 of the International Property Maintenance Code  
16 are amended as follows:

17 Insert in the date brackets--“September 1<sup>st</sup>” to “May 1<sup>st</sup>”.

18 16.20.230 Section 604.2 amended--Service.

19 Section 604.2 of the International Property Maintenance Code is amended  
20 by deleting the reference to “ICC Electrical Code”, and substituting “the adopted  
21 electrical code” throughout this chapter.

22 16.20.240 Section 605.4 added--Extension cords.

23 Section 605.4 of the International Property Maintenance Code is amended  
24 by the addition of the following:

25 605.4 Extension cords. Extension cords shall not be used for permanent  
26 wiring. Extension cords shall not: extend from one room to another; be placed  
27 across a doorway; extend through a wall or partition; or be used in any area where  
28 such cord may be subject to physical damage.

29 16.20.250 Section 704.2 amended--Installation.

30 Section 704.2 of the International Property Maintenance Code is amended  
31 by deleting the reference to “International Fire Code” and replacing with

1 “International Residential Code and International Building Code”.

2 Section 7 International Energy Conservation Code Adopted.

3 Chapter 16.22 of the Longmont Municipal Code is hereby repealed and reenacted to read  
4 as follows:

5 16.22.010 International Energy Conservation Code adopted.

6 Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article  
7 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the  
8 energy code of the City, by reference thereto, the International Energy  
9 Conservation Code, 2003 Edition, published by the International Code Council,  
10 Inc., 5203 Leesburg Pike, Suite 600, Falls Church, Virginia 22041, that code to  
11 have the same force and effect as if set forth in this chapter in every particular,  
12 save and except such portions as are added, amended, deleted, or replaced in this  
13 chapter. All references in this code to the International Energy Conservation  
14 Code are to the edition referenced above.

15 16.22.020 Copies--Filing for public inspection.

16 At the time of adoption, one certified true copy of the International Energy  
17 Conservation Code, published by the International Code Council is on file in the  
18 office of the city clerk and may be inspected by any interested person between the  
19 hours of eight a.m. and five p.m., Monday through Friday, holidays excepted.  
20 The energy conservation code, as adopted, is available for sale at the office of the  
21 city clerk, at a price reflecting cost to the city as established by the city manager,  
22 pursuant to this municipal code. The city shall keep a copy of the adopted code in  
23 the office of the chief enforcement officer for public inspection.

24 16.22.030 Section 302.1 amended Exterior design conditions.

25 Section 302.1 of the International Energy Conservation Code is amended  
26 to read as follows:

27 302.1 Exterior Design Conditions. The following design parameters shall  
28 be used for calculations required under this code.

29

1           EXTERIOR DESIGN CONDITIONS

2

3	Winter	Design	Dry-Bulb	-2 F
4				
5	Summer	Design	Dry-Bulb	91 F
6				
7	Summer	Design	Wet-Bulb	64 F
8				
9	Degree Days Heating			6083
10				
11	Degree Days Cooling			567
12				
13	Climate Zone			13 b

14           16.22.040 Table-502.2 Amended.

15           Table 502.2 of the International Energy Conservation Code is amended by  
16           the inclusion of the values, as follows:

17           TABLE 502.2

18

19 <u>Element</u>	20 <u>Mode</u>	21 <u>Type A-1 Buildings U</u>	22 <u>Type A-2 Building U</u>
23           Walls	24           Htg & Cooling	25           .125	26           .22
27           Roof/Ceiling	28           Htg & Cooling	29           .026	30           .026
31           Floors Over Unheated Spaces	32           Htg & Cooling	33           .050	34           .050
35           Heated Slab on Grade	36           Heating	37           R-Value 7.1	38           R-Value 7.1
39           Unheated Slab on Grade	40           Heating	41           R-Value 5.0	42           R-Value 5.0
43           Basement Wall	44           Htg or Cooling	U-Value .096	U-Value .096
Crawl Wall	Htg or Cooling	U-Value .096	U-Value .096

35           16.22.050 Section 506 added--Building Design.

36           Section 506 of the International Energy Conservation Code is added to  
37           read as follows:

38           506.1 Compliance

39           a). Adherence to all requirements of this section constitutes compliance  
40           with this code.

41           b). Alternate Materials and Methods of Construction. The provisions of  
42           this section are not intended to prevent the use of any material or method not  
43           specifically prescribed. The building official may approve variances from the  
44           prescriptive standards through the methods described in Chapters 4 and 5

1           whereby the owner or the owner’s agent provides calculations as evidence that the  
2           alternate materials and/or methods will not result in any greater overall thermal  
3           transmittance and/or use of energy from depletable sources than if the same  
4           structure were to be constructed in accordance with the prescriptive standards  
5           found herein.

6                   c). Achievement of a score, established by the building official, on the  
7           Colorado E-Star Program is equivalent to full compliance with this code.

8           16.22.060 Tables 802.2(1), 802.2(2),802.2(3) and 802.2(4) Amended.

9                   Tables 802.2(1), 802.2(2), 802.2(3) and 802.2(4) of the International  
10          Energy Conservation Code are amended to read as follows:

11

1  
2  
3  
4

TABLE 802.2(1)  
BUILDING ENVELOPE REQUIREMENTS <sup>A through E</sup>  
GLAZING AREA 10 PERCENT OR LESS OF ABOVE-GRADE WALL AREA

ELEMENT	CONDITION/VALUE		
Skylights (U-value)	0.8		
Slab or below-grade wall (R-value)	R-0		
Windows and glass doors PF < 0.25 0.25 < PF < 0.50 PF > 0.50	SHGC	U-value	
	ANY	ANY	
	“	“	
	“	“	
Roof assemblies (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck Metal purlin with thermal block Metal purlin without thermal block	Insulation between framing	Continuous Insulation	
	R-25	R-18	
	R-25	R-19	
	N/A	R-18	
	R-30	R-19	
	N/A	R-19	
Floors over outdoor air or Unconditioned space (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck	Insulation between framing	Continuous Insulation	
	R-19	R-17	
	R-25	R-17	
	NA	R-17	
Above-Grade Walls (R-value) Framed R-value cavity R-value continuous CMU, >8 in, with integral insulation R-value cavity R-value continuous Other Masonry Walls R-value cavity R-value continuous	No Framing	Metal Framing	Wood Framing
	NA	R-13	R-11
	NA	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	R-5	R-0	R-0

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For SI: 1 inch = 25.4 mm.  
a Values shall be determined from Tables 802.2(5) through 802.2(37) using the climate zone(s) specified in Table 302.1. (Note: The tables begin on page 78.)  
b “NA” indicates the condition is not applicable.  
c An R-value of zero indicates no insulation is required.  
d “Any” indicates any available product will comply.  
e “X” indicates no complying option exists for this condition.

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TABLE 802.2(2)  
BUILDING ENVELOPE REQUIREMENTS <sup>a through e</sup>  
GLAZING AREA OVER 10 PERCENT BUT NOT GREATER THAN 25 PERCENT OF  
ABOVE-GRADE WALL AREA

ELEMENT	CONDITION/VALUE		
Skylights (U-value)	0.8		
Slab or below-grade wall (R-value)	R-0		
Windows and glass doors PF < 0.25 0.25 < PF < 0.50 PF > 0.50	SHGC	U-value	
	0.5	0.5	
	0.6	0.5	
	0.7	0.5	
Roof assemblies (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck Metal purlin with thermal block Metal purlin without thermal block	Insulation between framing		Continuous Insulation
	R-25		R-19
	R-25		R-20
	N/A		R-19
	R-30		R-20
	X		R-20
Floors over outdoor air or Unconditioned space (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck	Insulation between framing		Continuous Insulation
	R-19		R-17
	R-25		R-17
	NA		R-17
Above-Grade Walls (R-value) Framed R-value cavity R-value continuous CMU, >8 in, with integral insulation R-value cavity R-value continuous Other Masonry Walls R-value cavity R-value continuous	No Framing    Metal Framing    Wood Framing		
	NA	R-13	R-11
	NA	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	R-5	R-0	R-0

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For SI: 1 inch = 25.4 mm.  
a Values shall be determined from Tables 802.2(5) through 802.2(37) using the climate zone(s) specified in Table 302.1. (Note: The tables begin on page 78.)  
b "NA" indicates the condition is not applicable.  
c An R-value of zero indicates no insulation is required.  
d "Any" indicates any available product will comply.  
e "X" indicates no complying option exists for this condition.

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**TABLE 802.2(3)**  
**BUILDING ENVELOPE REQUIREMENTS** <sup>a through e</sup>  
**GLAZING AREA OVER 25 PERCENT BUT NOT GREATER THAN 40 PERCENT OF**  
**ABOVE-GRADE WALL AREA**

ELEMENT	CONDITION/VALUE		
Skylights (U-value)	0.8		
Slab or below-grade wall (R-value)	R-8		
Windows and glass doors PF < 0.25 0.25 < PF < 0.50 PF > 0.50	SHGC	U-value	
	0.4	0.5	
	0.5	0.5	
	0.6	0.5	
Roof assemblies (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck Metal purlin with thermal block Metal purlin without thermal block	Insulation between framing	Continuous Insulation	
	R-30	R-23	
	R-30	R-24	
	N/A	R-23	
	X	R-24	
	X	R-24	
Floors over outdoor air or Unconditioned space (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck	Insulation between framing	Continuous Insulation	
	R-19	R-17	
	R-25	R-17	
	NA	R-17	
Above-Grade Walls (R-value) Framed R-value cavity R-value continuous CMU, >8 in, with integral insulation R-value cavity R-value continuous Other Masonry Walls R-value cavity R-value continuous	No Framing	Metal Framing	Wood Framing
	NA	R-13	R-11
	NA	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	R-5	R-0	R-0

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For SI: 1 inch = 25.4 mm.  
a Values shall be determined from Tables 802.2(5) through 802.2(37) using the climate zone(s) specified in Table 302.1. (Note: The tables begin on page 78.)  
b "NA" indicates the condition is not applicable.  
c An R-value of zero indicates no insulation is required.  
d "Any" indicates any available product will comply.  
e "X" indicates no complying option exists for this condition.

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**TABLE 802.2(4)**  
**BUILDING ENVELOPE REQUIREMENTS** <sup>a through e</sup>  
**GLAZING AREA OVER 40 PERCENT BUT NOT GREATER THAN 50 PERCENT OF**  
**ABOVE-GRADE WALL AREA**

ELEMENT	CONDITION/VALUE		
Skylights (U-value)	0.8		
Slab or below-grade wall (R-value)	R-8		
Windows and glass doors PF < 0.25 0.25 < PF < 0.50 PF > 0.50	SHGC	U-value	
	0.4	0.4	
	0.5	0.4	
	0.6	0.4	
Roof assemblies (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck Metal purlin with thermal block Metal purlin without thermal block	Insulation between framing	Continuous Insulation	
	R-30	R-23	
	R-30	R-24	
	N/A	R-23	
	R-38	R-24	
	R-49	R-24	
Floors over outdoor air or Unconditioned space (R-value) All-wood joist/truss Metal joist/truss Concrete slab or deck	Insulation between framing	Continuous Insulation	
	R-19	R-17	
	R-25	R-17	
	NA	R-17	
Above-Grade Walls (R-value) Framed R-value cavity R-value continuous CMU, >8 in, with integral insulation R-value cavity R-value continuous Other Masonry Walls R-value cavity R-value continuous	No Framing	Metal Framing	Wood Framing
	NA	R-13	R-13
	NA	R-7	R-3
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	NA	R-11	R-11
	R-5	R-0	R-0
	R-5	R-0	R-0

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For SI: 1 inch = 25.4 mm.  
a Values shall be determined from Tables 802.2(5) through 802.2(37) using the climate zone(s) specified in Table 302.1. (Note: The tables begin on page 78.)  
b "NA" indicates the condition is not applicable.  
c An R-value of zero indicates no insulation is required.  
d "Any" indicates any available product will comply.  
e "X" indicates no complying option exists for this condition.

1 Section 8 Validity.

2 To the extent only that they conflict with this ordinance, the council repeals any  
3 conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and  
4 invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance.  
5 Neither the adoption of this ordinance nor its action repealing or amending any other ordinance  
6 of the City of Longmont shall, in any manner affect prosecution for violations of ordinances  
7 committed before the effective date of this ordinance. This ordinance shall not waive any  
8 license, fee or penalty due and unpaid under pre-existing ordinances on its effective date. This  
9 ordinance shall not affect any pre-existing ordinances on the collection of any license, fee or  
10 penalty, or the penal provisions applicable to any violation thereof. This ordinance shall not  
11 affect the validity of any bond or cash deposit required under any ordinance. All rights and  
12 obligations under such security shall continue in full force and effect.

13 Section 9 Effective date.

14 This ordinance shall become effective on February 14, 2005.

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16 Introduced this 28<sup>th</sup> day of December, 2004.

17 Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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20 \_\_\_\_\_  
21 MAYOR

22 ATTEST:  
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25 \_\_\_\_\_  
26 CITY CLERK

27  
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29 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT  
30 7:00 P.M. ON THE 25<sup>th</sup> DAY OF JANUARY, 2005, IN THE LONGMONT COUNCIL  
31 CHAMBERS.

32 APPROVED AS TO FORM:

33  
34  
35 /s/James W. Rourke  
36 DEPUTY CITY ATTORNEY

12/22/2004  
DATE

37

1 /s/Julie A. Wolfe 12/22/2004  
2 PROOF READ DATE

3  
4 APPROVED AS TO FORM AND SUBSTANCE:

5  
6 /s/Phil DeIVecchio 12/22/2004  
7 DEPARTMENT CONTACT DATE

8  
9  
10  
11 CA FILE: 5337