

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 m²) 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.