

ORDINANCE O-2015-60

A BILL FOR AN ORDINANCE REPEALING AND REENACTING CHAPTER 16.04 OF  
THE LONGMONT MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2015 EDITION  
OF THE INTERNATIONAL BUILDING CODE

THE COUNCIL OF THE CITY OF LONGMONT, COLORADO, ORDAINS:

Section 1. International Building Code Adopted.

Chapter 16.04 of the Longmont Municipal Code is hereby repealed and reenacted to read as follows:

16.04.010. - International Building Code including Appendix Chapter I adopted.

Pursuant to Part 2 of Article 16 of Title 31, CRS, as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City, by reference thereto, the International Building Code, 2015 Edition, including Appendix Chapter I, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition, of buildings and structures for the purpose of safeguarding the public health, safety, and general welfare. All references in this code to the International Building Code are to the edition referenced above.

16.04.020. - Copies of code—Filing for public inspection.

At the time of adoption, one certified true copy of the International Building Code, published by the International Code Council, is on file in the office of the city clerk and may be inspected by any interested person between 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The city shall keep a copy of the adopted code in the office of the chief enforcement officer for public inspection. The building code, as finally adopted, is available for sale at the office of the city clerk, at a price reflecting cost to the city as established by the city manager, pursuant to this municipal code.

16.04.030. - Section 101.1 amended—Title.

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

16.04.040. - Section 104.1 amended—General.

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

The building official is authorized, as a condition of issuing a building permit, to prepare and enter into agreements between the City and building owners to prevent the unauthorized use or occupancy of basements which do not have adequate egress facilities and/or to prevent use or occupancy of buildings, or portions thereof, which do not comply with this code or other City ordinances for independent dwelling units. The building official may not, unless otherwise

authorized, waive requirements of any codes in this Title 16, or make additional requirements, as a condition of receiving a permit.

16.04.050. - Section 105.1.3 added—Permits required, solid fueled appliances.

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

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

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

16.04.060. - Section 105.2 amended—Work exempt from permit.

Section 105.2 of the International Building Code is amended by the deletion of subsections 2 and 3 under Building and addition of the following:

14. Covered or uncovered temporary stage or platform structures less than 500 square feet, less than 14 feet in height above the stage or platform and less than 30 inches above grade.

16.04.070. - Section 107.3.1 amended—Approval of construction documents.

Section 107.3.1 of the International Building Code is amended by the following revision to sentence one:

When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp which states, “APPROVED AS NOTED.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative.

16.04.080. - Section 109.2 amended—Schedule of permit fees.

Section 109.2 of the International Building Code is amended by the addition of the following:

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

16.04.085. - Section 109.6 replaced—Fee Refunds.

Section 109.6 of the International Building Code is deleted in its entirety and replaced with the following:

The building official shall refund any fee paid hereunder which was erroneously paid or collected. Where no work has been done under a permit, the permittee may forfeit the permit and receive a refund of 80 percent of the permit fee paid. Where an applicant has paid a plan review fee for a permit under this chapter, and then withdrawn or canceled the application before plan review concluded, the building official shall refund the applicant 80 percent of the plan review fee paid, less any city expenses for plan review by an outside consultant. The building official

shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of the fee payment.

16.04.090. - Section 111.1 amended—Use and occupancy.

Section 111.1 of the International Building Code is amended by the addition of the following exception:

Exception:

Group U occupancies.

16.04.100. – Section 111.5 amended—Certificate of completion or partial completion.

Section 111.5 of the International Building Code is amended by the addition of the following section:

Section 111.5 Certificate of completion or partial completion. A certificate of partial completion is required on all projects not intended for immediate use or occupancy until further tenant finish work is completed, which projects are otherwise in compliance with approved plans, specifications, and ordinances enforced by the building official. A certificate of completion is intended for Group U occupancies or for remodeled buildings not requiring a new certificate of occupancy and for alterations to existing buildings where the occupancy limits of that building have not changed. The certificate shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of the portion(s) of the building for which the certificate is issued.
5. A statement that the work identified in the listed permit is complete and in compliance with approved plans, specifications, and other laws of the jurisdiction, and that occupancy is not permitted until additional tenant finish work is by permitted, completed, and approved.
6. The use and occupancy of the structure, type of construction and occupant load.
7. The name of the building official.

16.04.110. - Section 113 replaced—Board of appeals.

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

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

16.04.120. - Section 114 replaced—Violations.

Section 114 of the International Building Code is deleted in its entirety and replaced with the following:

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

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

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

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

16.04.130. - Section 202 amended—Definitions.

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

**BEDROOM/SLEEPING ROOM:** An enclosed space within a dwelling unit, used or intended to be used for sleeping purposes, meeting the minimum area requirements of the building code or containing a closet or similar area which is easily converted into a closet (such space needs only doors to become a closet).

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

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

16.04.140. - Section 402.3 deleted—Lease plan.

Section 402.3 of the International Building Code is amended by deleting this section in its entirety.

16.04.150. - Section 419.1 amended—General.

Section 419.1 Exception of the International Building Code is amended by the revision of the exception to state 15%.

16.04.160. - Section 425 added—Medical gas systems.

Section 425 is added to the International Building Code and states:

425.1 General. Medical gasses at health care-related facilities intended for patient care, inhalation or sedation including, but not limited to, analgesia systems for dentistry, podiatry, veterinary and similar uses shall comply with Sections 425.2 through 425.4.

425.2 Interior supply location. Medical gases shall be stored in areas dedicated to the storage of such gases without other storage or uses. Where containers of medical gases in quantities greater than the permit amount are located inside buildings, they shall be in a 1-hour exterior room, a 1-hour interior room or a gas cabinet in accordance with Section 425.2.1, 425.2.2, or 425.2.3 respectively. Rooms or areas where medical gases are stored or used in quantities exceeding the maximum allowable quantity per control area as set forth in Section

5003.1 of the International Fire Code shall be in accordance with the International Building Code for high-hazard Group H occupancies.

425.2.1 One-hour exterior rooms. A 1-hour exterior room shall be a room or enclosure separated from the remainder of the building by fire barriers constructed in accordance with Section 707 of the International Building Code or horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both, with a fire-resistance rating of not less than 1-hour. Openings between the room or enclosure and interior spaces shall be self-closing smoke- and draft-control assemblies having a fire protection rating of not less than 1-hour. Rooms shall have not less than one exterior wall that is provided with not less than two non-closeable louvered vents. Each vent shall have a minimum free opening area of 24 square inches for each 1,000 cubic feet at normal temperature and pressure (NTP) of gas stored in the room, and shall be not less than 72 square inches in aggregate free opening area. One vent shall be within 6 inches of the floor and one shall be within 6 inches of the ceiling. Rooms shall be provided with at least one automatic sprinkler to provide container cooling in case of fire.

425.2.2 One-hour interior room. When an exterior wall cannot be provided for the room, automatic sprinklers shall be installed within the room. The room shall be exhausted through a duct to the exterior. Supply and exhaust ducts shall be enclosed in a 1-hour-rated shaft enclosure from the room to the exterior. Approved mechanical ventilation shall comply with the International Mechanical Code and be provided at a minimum rate of 1 cubic foot per minute per square foot of the area of the room.

425.2.3 Gas cabinets. Gas cabinets shall be constructed in accordance with Section 5003.8.6 of the International Fire Code and the following:

1. The average velocity of ventilation at the face of access ports or windows shall not be less than 200 feet per minute with a minimum of 150 feet per minute at any point of the access port or window.
2. They shall be connected to an exhaust system.
3. They shall be internally sprinklered.

425.3 Exterior supply locations. Oxidizer medical gas systems located on the exterior of a building with quantities greater than the permit amount shall be located in accordance with Section 6404.2.1 of the International Fire Code.

425.4 Transfilling. Transfilling areas and operations including, but not limited to, ventilation and separation shall comply with NFPA 99.

425.5 Medical gas systems. Medical gas systems including, but not limited to, distribution piping, supply manifolds, connections, pressure regulators and relief devices and valves shall be installed in accordance with NFPA 99 and the general provisions of this chapter. Existing medical gas systems shall be maintained in accordance with the maintenance, inspection and testing provisions of NFPA 99 for medical gas systems.

16.04.170. - Section 426 added—Carbon dioxide systems used in beverage dispensing applications.

Section 426 is added to the International Building Code and states:

426.1. General. Carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with Sections 426.2 through 426.5.2.

426.2 Permits. Permits shall be required as set forth in Section 105.6. of the International Fire Code.

426.3 Equipment. The storage, use, and handling of liquid carbon dioxide shall be in accordance with Chapter 53 of the International Fire Code and the applicable requirements of NFPA 55, Chapter 13. Insulated liquid carbon dioxide systems shall have pressure relief devices vented in accordance with NFPA 55.

426.4 Protection from damage. Carbon dioxide systems shall be installed so the storage tanks, cylinders, piping and fittings are protected from damage by occupants or equipment during normal facility operations.

426.5 Required protection. Where carbon dioxide storage tanks, cylinders, piping and equipment are located indoors, rooms or areas containing carbon dioxide storage tanks, cylinders, piping and fittings and other areas where a leak of carbon dioxide can collect shall be provided with either ventilation in accordance with Section 426.5.1 or an emergency alarm system in accordance with Section 426.5.2.

426.5.1 Ventilation. Mechanical ventilation shall be in accordance with the International Mechanical Code and shall comply with all of the following:

1. Mechanical ventilation in the room or area shall be at a rate of not less than 1 cubic foot per minute per square foot [0.00508 m<sup>3</sup>/(s • m<sup>2</sup>)].
2. Exhaust shall be taken from a point within 12 inches (305 mm) of the floor.
3. The ventilation system shall be designed to operate at a negative pressure in relation to the surrounding area.

426.5.2 Emergency alarm system. An emergency alarm system shall comply with all of the following:

1. Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate.
2. The threshold for activation of an alarm shall not exceed 5,000 parts per million (9,000mg/m<sup>3</sup>).
3. Activation of the emergency alarm system shall initiate a local alarm within the room or area in which the system is installed.

16.04.180 - Section 428 New section—fermentation and distillation of alcohol beverages.

See Chapter 38 as amended in the International Fire Code.

16.04.190. - Section 708.3 amended—Fire-resistance rating.

Section 708.3 of the International Building Code is amended by the deletion of the exceptions.

16.04.200. - Section 901.5 amended—Acceptance tests.

Section 901.5 of the International Building Code is amended by the addition of the following:

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

16.04.210. - Section 903.2.9 amended—Group S-1.

Section 903.2.9 Subsection #5 of the International Building Code is amended by the addition of the following:

Unless plans submitted state that an area is to be used for the storage, display or sale of upholstered furniture or mattresses, an installed fire suppression system is not required in buildings 12,000 square feet or less.

16.04.220. - Section 903.2.11.1.3 amended—Basements.

Section 903.2.11.1.3 of the International Building Code is amended by the addition of the following:

Unfinished basement walls shall be clearly marked with the words, “Suppression required in basement if interior walls are constructed” per International Building Code Section 703.7 numbers 2 and 3.

16.04.230. - Section 903.2.11 amended—Specific building areas and hazards.

Section 903.2.11 of the International Building Code is amended by the addition of the following section:

Section 903.2.11.1.4 Buildings greater than 12,000 square feet. An automatic sprinkler system shall be provided throughout all buildings where the fire area exceeds 12,000 square feet, or where the combined fire area on all floors, including mezzanines and basements, exceeds 24,000 square feet. Exceptions:

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

16.04.240. - Section 903.2.11.1.3 amended—Basements.

Section 903.2.11.1.3 of the International Building Code is amended by the addition of the following:

Unfinished basement walls shall be clearly marked with the words, “Suppression required in basement if interior walls are constructed” per International Building Code Section 703.7 numbers 2 and 3.

16.04.250. - Section 903.4.2 replaced—Alarms.

Section 903.4.2 of the International Building Code is deleted in its entirety and replaced with the following:

903.4.2 Alarms. Approved audible/visual devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An approved audible/visual sprinkler flow alarm shall be provided on the exterior of the building in an approved location above the fire department connection. An approved audible/visual sprinkler flow alarm to alert the occupants shall be provided throughout the interior of the

building in accordance with Sections 907.10.1 through 907.10.2 and NFPA 72. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

16.04.260. - Section 904.3.5 amended—Monitoring of alternative automatic fire-extinguishing systems.

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

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

16.04.270. - Section 906.1 replaced—Where required.

Section 906.1 of the International Building Code is deleted in its entirety and replaced with the following:

Portable fire extinguishers shall be installed in all occupancies not protected by approved fire sprinkler systems.

16.04.280. - Section 907.1.3 replaced—Equipment.

Section 907.1.3 of the International Building Code is deleted in its entirety and replaced with the following:

907.1.3 Equipment. Systems and components shall be listed and approved for the purpose which they are installed. Only addressable fire alarm panels will be approved.

Exception:

Fire alarm panels that can transmit individual specific initiating device information.

Section 907.1.3.1 Combination fire and security panels. A fire alarm system shall not be used for any purpose other than fire protection or control of fire protection systems. Combination fire and security panels are not permitted.

16.04.290. - Section 907.2.1 replaced—Group A.

Section 907.2.1 of the International Building Code is deleted in its entirety and replaced with the following:

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

Exceptions:

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

16.04.300. - Section 907.2.7.1 deleted—Occupant notification.

Section 907.2.7.1 of the International Building Code is deleted in its entirety.

16.04.310. - Section 907.6.6 amended—Monitoring.

Section 907.6.6 of the International Building Code is amended by the addition of the following:



Supervising station shall report all fire alarms in a contact identification point reporting format.

16.04.320. - Section 915.1.1 amended—Carbon monoxide detection systems where required.

Section 915.1.1 of the International Building Code is amended by the addition of the following: Whenever a residential occupancy that has a fuel-fired appliance or attached garage has interior work performed that requires a permit, or whenever a residential property changes ownership or tenancy, a carbon monoxide detector shall be installed within 15 feet of any sleeping area; those detectors may be battery operated, hard wired, or cord and plug type.

16.04.330. - Section 1010.1.9.6 amended—Controlled egress doors in Groups I-1 and I-2.

Section 1010.1.9.6 of the International Building Code is amended by replacing the word “or” with the word “and” after “Section 903.3.1.1.”

16.04.340. - Section 1010.1.9.7 replaced—Delayed egress.

Section 1010.1.9.7 of the International Building Code is deleted in its entirety and replaced with the following:

1010.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E, and H occupancies in buildings which are equipped throughout with an automatic sprinkler system in accordance with NFPA 13 and an approved automatic smoke detection system installed in accordance with NFPA 72 provided that the doors unlock in accordance with Items 1 through 6 below.

16.04.350. - Section 1020.1 amended—Construction.

Section 1020.1 of the International Building Code is amended by the revision of Table 1020.1 as follows:

Occupancy Group R required corridor fire-resistance rating in buildings with a sprinkler system shall be 1-hour.

16.04.360. - Section 1030.5.1 amended—Window wells, minimum size.

Section 1030.5.1 of the International Building Code is amended by the addition of the following:

Exceptions:

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

16.04.370. - Section 1203.1 amended—General.

Section 1203.1 of the International Building Code is amended by changing the number 5 in sentence two to 3.

16.04.380. - Section 1504.1.1 amended—Wind resistance of asphalt shingles.

Section 1504.1.1 of the International Building Code is amended by the addition of the following:

All roofing materials installed shall carry a wind warrantee by the manufacturer of 110 MPH sustained wind.

16.04.390. - Section 1511.3.1 amended—Roof recover.

Section 1511.3.1.1 of the International Building Code is amended by replacing exception 3 and adding exceptions 4 and 5, as follows:

3. Where an existing roof has one or more applications of any type of roof covering.
4. When a building of any size is subjected to cumulative roof membrane damage of one hundred square feet or greater, the roof shall be replaced in its entirety. Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 15.

Exceptions:

5. A maximum of two layers of roof covering materials may be installed over roof slopes of one-fourth unit vertical in 12 units horizontal and shall comply with the requirements of Chapter 15.

16.04.400. - Section 1608.1 amended—General.

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

The basic design snow load shall be thirty pounds per square foot with no reductions (1436.4Pa).

16.04.410. - Section 1608.2 replaced—Ground snow loads.

Section 1608.2 of the International Building Code is deleted in its entirety and replaced with the following:

The ground design snow load shall be thirty pounds per square foot with no reductions.

16.04.420. - Section 1609.1.1 replaced—Basic wind speed for determining design wind pressure.

Section 1609.1.1 of the International Building Code is deleted in its entirety and replaced with the following:

The basic wind speed for determining design wind pressure shall be 110 mph nominal or 142 mph ultimate.

16.04.430. - Section 1609.3 replaced—Basic wind speed.

Section 1609.3 of the International Building Code is deleted in its entirety and replaced with the following:

Nominal Design Wind Speed,  $V_{asd} = 110$  mph

Ultimate Design Wind Speeds shall be based on the Risk Category.

Category I structures,  $V_{ult} = 130$  mph

Category II structures,  $V_{ult} = 139$  mph

Category III & IV structures,  $V_{ult} = 149$  mph

16.04.440. - Section 1809.5 amended—Frost protection.

Section 1809.5 of the International Building Code is amended by the deletion of published exception 2 and 3, and the replacement of exception 2 with the following:

3. Free-standing storage buildings 120 square feet or less with an eave height of 8 feet or less.

16.04.450. - Section 3001.1 amended—Scope.

Section 3001.1 of the International Building Code is amended by the following addition to sentence one:

All elevators shall be inspected annually.

16.04.460. - Section 3001.2 amended—Referenced standards.

Section 3001.2 of the International Building Code is amended by the insertion after ASME in sentence one, of A18.1.

16.04.470. - Section 3201 amended—Scope.

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

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

16.04.480. - Section 3202.3.1.1 added—Awnings, canopies, marquees and signs.

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

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

Exceptions:

1. A fixed frame awning not exceeding ten feet in length may be erected over the entrance to a building.
2. A fixed frame awning may extend across the full frontage of the building provided the awning does not extend closer than six inches to a line formed by a 75 degree angle of inclination from the base to the top of the front wall of the building.