

1 ORDINANCE O-2019-02

2 A BILL FOR AN ORDINANCE REPEALING AND REENACTING CHAPTERS 16.04, 16.06,
3 16.12, 16.14, 16.16, 16.20, 16.22, 16.28, AND 16.40 OF THE LONGMONT MUNICIPAL
4 CODE, ADOPTING BY REFERENCE THE 2018 EDITION OF THE INTERNATIONAL
5 BUILDING, RESIDENTIAL, MECHANICAL, FUEL GAS, PLUMBING, PROPERTY
6 MAINTENANCE, ENERGY CONSERVATION, SWIMMING POOL AND SPA, AND
7 EXISTING BUILDING CODES

8

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

10 **Section 1. International Building Code Adopted.**

11 Chapter 16.04 of the Longmont Municipal Code is hereby repealed and reenacted to read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

13 16.04.010. - International Building Code including Appendix Chapter I adopted.

14 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
15 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the
16 building code of the City, by reference thereto, the International Building Code,
17 2018 Edition, including Appendix chapter I, published by the International Code
18 Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code
19 to have the same force and effect as if set forth in this chapter in every particular,
20 save and except such portions as are added, amended, deleted, or replaced in this
21 chapter. The adopted code includes comprehensive provisions and standards
22 regulating the construction, alteration, movement, enlargement, replacement,
23 repair, equipment, use and occupancy, location, maintenance, removal, and
24 demolition, of buildings and structures for the purpose of safeguarding the public
25 health, safety, and general welfare. All references in this code to the International
26 Building Code are to the edition referenced above.

27 16.04.020. - Copies of code—Filing for public inspection.

28 At the time of adoption, one certified true copy of the International Building
29 Code, published by the International Code Council, is on file in the office of the
30 city clerk and may be inspected by any interested person between 8:00 a.m. and
31 5:00 p.m., Monday through Friday, holidays excepted. The city shall keep a copy

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

5 16.04.030. - Section 101.1 amended—Title.

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

8 16.04.040. - Section 104.1 amended—General.

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

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

19 16.04.050. - Section 105.1.3 added—Permits required, solid fueled appliances.

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

22 105.1.3 Solid Fueled Appliances. No permit shall be issued for the
23 installation of a wood stove appliance which does not fully conform to the
24 Regulations on Emissions of the State of Colorado in effect at the time of permit
25 application. No permit shall be issued for the installation of a solid fuel-burning
26 fireplace appliance, until and unless the permit fee is paid in addition to all other
27 building permit fees and charges.

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

1 16.04.060. - Section 105.2 amended—Work exempt from permit.

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

4 14. Covered or uncovered temporary stage or platform structures less than
5 500 square feet, less than 14 feet in height above the stage or platform and less than
6 30 inches above grade.

7 16.04.070. – Section 105.5 amended – Expiration.

8 Section 105.5 of the International Building Code is deleted and replaced
9 with the following:

10 Section 105.5 - Expiration. Every building permit issued pursuant to the
11 International Building Code shall expire and be of no further force and effect if the
12 work authorized by such building permit has not had at least one required inspection
13 within 180 days from the issue date of such building permit. A building permit shall
14 also expire and be of no further force or effect if no further required inspection of
15 the work authorized by such building permit has occurred within 180 days of a prior
16 inspection. The building official is authorized to grant, in writing, one or more
17 extensions of time for periods not more than 180 days each. The extension shall be
18 requested in writing and justifiable cause demonstrated.

19 16.04.080. - Section 107.1 amended – General.

20 Section 107.1 of the International Building Code is amended by the deletion
21 of the first and second sentence and their replacement with the following:

22 Submittal documents consisting of construction documents and other data
23 shall be submitted with each application for a permit. The construction documents
24 shall be prepared by registered design professionals licensed in the State of
25 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

26 16.04.090. - Section 107.3.1 replaced—Approval of construction documents.

27 Section 107.3.1 of the International Building Code is replaced with the
28 following:

29 107.3.1 – Approval of construction documents. When the building official
30 issues a permit, the construction documents shall be approved, in writing or by a
31 stamp which states, “APPROVED AS NOTED.” One set of construction

1 documents so reviewed shall be retained by the building official. The other set shall
2 be returned to the applicant, shall be kept at the site of the work and shall be open
3 to inspection by the building official or his or her authorized representative.
4 Printing of the approved electronic plans shall be the responsibility of the owner or
5 the owner's authorized agent. These plans shall be printed in color, in the original
6 submitted format, shall be kept at the work site and shall be available for inspection
7 by the building official or his or her authorized representative.

8 16.04.100. - Section 109.2 amended—Schedule of permit fees.

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

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

13 16.04.110. - Section 109.6 replaced—Fee Refunds.

14 Section 109.6 of the International Building Code is replaced with the
15 following:

16 109.6. The building official shall refund any fee paid hereunder which was
17 erroneously paid or collected. Where no work has been done under a permit, the
18 permittee may forfeit the permit and receive a refund of 80 percent of the permit
19 fee paid. Where an applicant has paid a plan review fee for a permit under this
20 chapter, and then withdrawn or canceled the application before plan review
21 concluded, the building official shall refund the applicant 80 percent of the plan
22 review fee paid, less any city expenses for plan review by an outside consultant.
23 The building official shall not authorize refunding of any fee paid except on written
24 application filed by the original permittee not later than 180 days after the date of
25 the fee payment.

26 16.04.120. - Section 111.1 amended—Use and occupancy.

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

29 Exception:

30 Group U occupancies.

1 16.04.130. – Section 111.5 added—Certificate of completion or partial
2 completion.

3 Section 111.5 of the International Building Code is added and shall read as
4 follows:

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

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

25 16.04.140. - Section 113 replaced—Board of appeals.

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

28 113.1 General. For provisions relating to the board of appeals, see chapter
29 16.30 of the Longmont Municipal Code.

1 16.04.150. - Section 114 replaced—Violations.

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

4 114.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
5 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
6 structure, or cause or permit the same to be done, in violation of this code.

7 114.2 Violation. Any person committing or permitting a violation of this
8 code commits a separate offense for each day or part of a day during which the
9 violation exists. Offenses are punishable according to chapter 1.12 of the Longmont
10 Municipal Code.

11 114.3 Violation penalties. Imposition of one penalty for any violation shall
12 not excuse the violation nor permit it to continue, and all such persons shall correct
13 or remedy such violations or defect within a reasonable time.

14 114.4 Prosecution of violation. In addition to any other penalties, any
15 violation of this code is a public nuisance and shall be enjoined by a court of
16 competent jurisdiction. Nothing in this code shall prevent the city attorney from
17 seeking appropriate legal or equitable relief from any court of competent
18 jurisdiction.

19 16.04.160. - Section 202 amended—Definitions.

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

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

26 HISTORIC BUILDING is amended by the deletion of items 1 thru 3 and
27 the addition of the following:

- 28 1. Individually listed national or state register property.
- 29 2. Contributing property in a national or state district.
- 30 3. Designated local landmark.
- 31 4. Contributing building in a local historic district.

1 STRUCTURE: That which is built or constructed, including a mobile home,
2 except to the extent that state or federal law prevents the application of this Building
3 Code.

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

9 16.04.170. - Section 310.4.1 amended - Care facilities within a dwelling.

10 Section 310.4.1 of the International Building Code is amended by deleting
11 the following from the sentence:

12 provided an automatic sprinkler system is installed in accordance with
13 section 903.3.1.3 of section P2904 of the International Residential Code.

14 16.04.180. – Section 310.4.2 amended – Lodging houses.

15 Section 310.4.2 of the International Building Code is amended by the
16 deletion of this section in its entirety.

17 16.04.190. – Section 310.5 amended.

18 Section 310.5 of the International Building Code is amended by the addition
19 of the following:

20 Dwelling units used as short-term rentals, as defined in section
21 15.10.010(E) of the Longmont Municipal Code, with five or fewer bedrooms and
22 12 or fewer occupants.

23 16.04.200. – Section 310.5.3 added.

24 Section 310.5 of the International Building Code is amended by the addition
25 of the following subsection:

26 310.5.3 Short-term rentals. Dwelling units used as short-term rentals, as
27 defined in section 15.10.010(E) of the Longmont Municipal Code, with five or
28 fewer guest rooms and 12 or fewer occupants, shall be permitted to be constructed
29 in accordance with the International Residential Code.

1 16.04.210. - Section 402.3 deleted—Lease plan.

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

4 16.04.220. - Section 419.1 amended—General.

5 Section 419.1 Exception of the International Building Code is amended by
6 the revision of the exception to state 15% rather than 10%.

7 16.04.230. - Section 429 added—Carbon dioxide systems used in beverage
8 dispensing applications.

9 Section 429 is added to the International Building Code and states:

10 429.1. General. Carbon dioxide systems with more than 100 pounds (45.4
11 kg) of carbon dioxide used in beverage dispensing applications shall comply with
12 sections 426.2 through 426.5.2.

13 429.2 Permits. Permits shall be required as set forth in section 105.6. of the
14 International Fire Code.

15 429.3 Equipment. The storage, use, and handling of liquid carbon dioxide
16 shall be in accordance with chapter 53 of the International Fire Code and the
17 applicable requirements of NFPA 55, chapter 13. Insulated liquid carbon dioxide
18 systems shall have pressure relief devices vented in accordance with NFPA 55.

19 429.4 Protection from damage. Carbon dioxide systems shall be installed
20 so the storage tanks, cylinders, piping and fittings are protected from damage by
21 occupants or equipment during normal facility operations.

22 429.5 Required protection. Where carbon dioxide storage tanks, cylinders,
23 piping and equipment are located indoors, rooms or areas containing carbon dioxide
24 storage tanks, cylinders, piping and fittings and other areas where a leak of carbon
25 dioxide can collect shall be provided with either ventilation in accordance with
26 section 426.5.1 or an emergency alarm system in accordance with section 426.5.2.

27 429.5.1 Ventilation. Mechanical ventilation shall be in accordance with the
28 International Mechanical Code and shall comply with all of the following:

29 1. Mechanical ventilation in the room or area shall be at a rate of not less
30 than 1 cubic foot per minute per square foot [0.00508 m³/(s • m²)].

1 2. Exhaust shall be taken from a point within 12 inches (305 mm) of the
2 floor.

3 3. The ventilation system shall be designed to operate at a negative
4 pressure in relation to the surrounding area.

5 429.5.2 Emergency alarm system. An emergency alarm system shall
6 comply with all of the following:

7 1. Continuous gas detection shall be provided to monitor areas where
8 carbon dioxide can accumulate.

9 2. The threshold for activation of an alarm shall not exceed 5,000 parts per
10 million (9,000mg/m3).

11 3. Activation of the emergency alarm system shall initiate a local alarm
12 within the room or area in which the system is installed.

13 16.04.240 - Section 430 New section—Fermentation and distillation of alcohol
14 beverages.

15 See chapter 40 as amended in the International Fire Code.

16 16.04.250. - Section 708.3 amended—Fire-resistance rating.

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

19 16.04.260. - Section 901.5 amended—Acceptance tests.

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

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

26 16.04.270. - Section 903.2.9 amended—Group S-1.

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

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

1 16.04.280. - Section 903.2.11.1.3 amended—Basements.

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

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

7 16.04.290. - Section 903.2.11 amended—Specific building areas and hazards.

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

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

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

16 16.04.300. - Section 903.2.11.1.3 replaced—Basements.

17 Section 903.2.11.1.3 of the International Building Code is replaced with the
18 following:

19 903.2.11.1.3 Basements. Where any portion of a basement is located more
20 than 50 feet (22 860 mm) from openings required by section 903.2.11.1, or where
21 walls, partitions or other obstructions are installed that restrict the application of
22 water from hose streams, the basement shall be equipped throughout with an
23 approved automatic sprinkler system.

24 Exception: Exterior access/opening to the basement approved by the code
25 official.

26 16.04.310. - Section 903.4.2 replaced—Alarms.

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

29 903.4.2 Alarms. Approved audible/visual devices shall be connected to
30 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

1 orifice size installed in the system. An approved audible/visual sprinkler flow
2 alarm shall be provided on the exterior of the building in an approved location
3 above the fire department connection. An approved audible/visual sprinkler flow
4 alarm to alert the occupants shall be provided throughout the interior of the building
5 in accordance with sections 907.10.1 through 907.10.2 and NFPA 72. Where a fire
6 alarm system is installed, actuation of the automatic sprinkler system shall actuate
7 the building fire alarm system.

8 16.04.320. - Section 904.3.5 amended—Monitoring of alternative automatic fire-
9 extinguishing systems.

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

12 904.3.5.1 Monitoring of alternative automatic fire-extinguishing systems.

13 When installed as an alternative to the required automatic sprinkler systems of
14 section 903, monitoring shall be required in accordance with NFPA 72.

15 16.04.330. – Section 905.2 replaced – Installation standard.

16 Section 905.2 of the International Building Code is replaced with the
17 following:

18 905.2 Installation standard. Standpipe systems shall be installed/designed
19 as an automatic wet standpipe with a 500 gpm at 100 psi at the two hydraulic most
20 demanding hose outlets in accordance with this section and NFPA 14. Fire
21 department connections for standpipe systems shall be in accordance with section
22 912.

23 16.04.340. - Section 906.1 replaced—Where required.

24 Section 906.1 of the International Building Code replaced with the
25 following:

26 906.1 Where required. Portable fire extinguishers shall be installed in all
27 occupancies not protected by approved fire sprinkler systems.

28 16.04.350. - Section 907.1.3 replaced—Equipment.

29 Section 907.1.3 of the International Building Code is replaced with the
30 following:

1 907.1.3 Equipment. Systems and components shall be listed and approved
2 for the purpose in which they are installed. Only addressable fire alarm panels will
3 be approved.

4 Exception:

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

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

10 16.04.360. - Section 907.2.1 replaced—Group A.

11 Section 907.2.1 of the International Building Code is replaced with the
12 following:

13 907.2.1 Group A. A manual and automatic fire alarm system shall be
14 installed in accordance with NFPA 72 in all Group A occupancies. Portions of
15 Group E occupancies occupied for assembly purposes shall be provided with a fire
16 alarm as required for the Group E occupancy.

17 Exceptions:

18 1. Where the building is equipped throughout with an automatic sprinkler
19 system and the alarm notification appliances will activate upon sprinkler water
20 flow.

21 2. Fire area is 750 square feet or less.

22 16.04.370. - Section 907.2.7.1 deleted—Occupant notification.

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

25 16.04.380. - Section 907.6.6 amended—Monitoring.

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

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

1 16.04.390. – Section 913.1 replaced – General.

2 Section 913.1 of the International Building Code is replaced with the
3 following:

4 903.1 General. Where provided, fire pumps shall be installed in accordance
5 with this section and NFPA 20. Sizing of fire pumps shall be limited to a maximum
6 of 125 percent of the pump rated capacity to meet total flow demand.

7 16.04.400. - Section 915.1.1 amended—Where required.

8 Section 915.1.1 of the International Building Code is amended by the
9 addition of the following:

10 Whenever a residential occupancy that has a fuel-fired appliance or attached
11 garage has interior work performed that requires a permit, or whenever a residential
12 property changes ownership or tenancy, a carbon monoxide detector shall be
13 installed within 15 feet of any sleeping area; those detectors may be battery
14 operated, hard wired, or cord and plug type.

15 16.04.410. - Section 1010.1.9.7 amended—Controlled egress doors in Groups I-1
16 and I-2.

17 Section 1010.1.9.7 of the International Building Code is amended by
18 replacing the word “or” with the word “and” after “section 903.3.1.1.”

19 16.04.420. - Section 1010.1.9.8 replaced—Delayed egress.

20 Section 1010.1.9.8.1 of the International Building Code is amended by the
21 deletion of the first sentence up through the colon, and its replacement with the
22 following:

23 Approved, listed, delayed egress locks shall be permitted to be installed on
24 doors serving any occupancy except Group A, E, and H occupancies in buildings
25 which are equipped throughout with an automatic sprinkler system in accordance
26 with NFPA 13 and an approved automatic smoke detection system installed in
27 accordance with NFPA 72 provided that the doors unlock in accordance with Items
28 1 through 6:

29 16.04.430. - Section 1020.1 amended—Construction.

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

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

3 16.04.440. - Section 1030.4.1 amended—Window wells, minimum size.

4 Section 1030.4.1 of the International Building Code is amended by the
5 addition of the following two exceptions:

6 Exceptions:

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

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

13 16.04.450. - Section 1504.1 amended—Wind resistance of roofs.

14 Section 1504.1 of the International Building Code is amended by the
15 addition of the following:

16 All roofing materials installed shall carry a wind warranty by the
17 manufacturer of 110 MPH sustained wind – ASD Nominal.

18 16.04.460. - Section 1511.3.1 amended—Roof recover.

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

21 3. Where an existing roof has one or more applications of any type of roof
22 covering.

23 4. When a building of any size is subjected to cumulative asphalt shingle
24 roof membrane damage of one hundred square feet or greater, the roof shall be
25 replaced in its entirety. Materials and methods of application used for re-covering
26 or replacing an existing roof covering shall comply with the requirements of chapter
27 15.

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

1 16.04.470. - Section 1608.1 amended—General.

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

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

6 16.04.480. - Section 1608.2 replaced—Ground snow loads.

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

9 1608.2 Ground Snow Loads. The ground design snow load shall be thirty
10 pounds per square foot with no reductions.

11 16.04.490. - Section 1609.1.1 replaced—Basic wind speed for determining design
12 wind pressure.

13 Section 1609.1.1 of the International Building Code is replaced with the
14 following:

15 1609.1.1. The basic wind speed for determining design wind pressure shall
16 be 110 mph nominal allowable stress or 142 mph ultimate basic.

17 16.04.500. - Section 1609.3 replaced—Basic wind speed.

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

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

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

22 Category I structures, $V = 130$ mph

23 Category II structures, $V = 139$ mph

24 Category III & IV structures, $V = 149$ mph

25 16.04.510. - Section 1809.5 amended—Frost protection.

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

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

1 16.04.520. - Section 3001.1 amended—Scope.

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

4 All elevators shall be inspected annually.

5 16.04.530. - Section 3001.2 amended—Referenced standards.

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

8 16.04.540. - Section 3201 amended—Scope.

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

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

14 16.04.550. - Section 3202.3.1 added—Awnings, canopies, marquees and signs.

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

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

22 Exceptions:

23 1. A fixed frame awning not exceeding ten feet in length may be erected
24 over the entrance to a building.

25 2. A fixed frame awning may extend across the full frontage of the
26 building provided the awning does not extend closer than six inches to a line formed
27 by a 75 degree angle of inclination from the base to the top of the front wall of the
28 building.

29 16.04.560 – Section 3311.1 replaced – Stairways required.

30 Section 3311.1 of the International Building Code is replaced with the
31 following:

1 3311.1 Stairways required. Where a building under construction or
2 renovation has progressed to a height of two or more stories not less than one
3 permanent stairway shall be provided.

4 16.04.570 – Section 3311.2 – New - Stairways required for existing building.

5 Section 3311.2 of the International Building Code shall read as follows:

6 Where an existing building exceeding 40ft in building height is altered, not
7 less than one temporary lighted stairway shall be provide unless one or more of the
8 permanent stairways are erected as the construction progresses.

9 **Section 2. International Residential Code and Appendices Adopted.**

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

12 16.06.010. - International Residential Code for One and Two Family Dwellings,
13 Including Appendix Chapters A, B, F, H, K, P and Q adopted.

14 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
15 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the
16 building code of the City for detached one and two family dwellings, multiple
17 single family dwellings (townhouses) not more than three stories in height with a
18 separate means of egress, and their accessory structures, by reference thereto, the
19 International Residential Code for One and Two Family Dwellings, 2018 Edition,
20 including Appendix chapters A, B, F, H, K, P and Q published by the International
21 Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that
22 code to have the same force and effect as if set forth in this chapter in every
23 particular, save and except such portions as are added, amended, deleted, or
24 replaced in this chapter. The adopted code includes comprehensive provisions and
25 standards regulating the construction, alteration, movement, enlargement,
26 replacement, repair, equipment, use and occupancy, location, removal, and
27 demolition of buildings and structures for the purpose of safeguarding life or limb,
28 health, and public welfare. All references in this code to the International
29 Residential Code are to the edition referenced above.

1 16.06.020. - Copies of code—Filing for public inspection.

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

11 16.06.030. - Section R101.1 amended—Title.

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

14 16.06.040. - Section R101.2 amended—Scope.

15 Section R101.2 of the International Residential Code is amended by the
16 addition of the following at the end of the paragraph:

17 Short-term rental, as defined in section 15.10.010(E) of the Longmont
18 Municipal Code, of dwellings that would otherwise fall within this scope shall not
19 prevent such dwellings from being permitted to be constructed in accordance with
20 the International Residential Code for One and Two Family Dwellings, so long as
21 no dwelling unit has more than five guest rooms or more than 12 occupants.

22 Section R101.2 is amended further by the deletion of all the exceptions.

23 16.06.050. - Section 104.10.1 replaced—Flood hazard areas.

24 Section R104.10.1 of the International Residential Code is replaced with the
25 following:

26 R104.10.1 Flood Hazard Areas. See Title 20 of the Longmont Municipal
27 Code for provisions regarding flood hazard areas.

28 16.06.050. - Section R105.2 amended—Work exempt from permit.

29 Section R105.2 of the International Residential Code is amended by the
30 revision and deletion of the following subsections listed under Building:

31 Subsection 1: Is deleted in its entirety and replaced with the following:

1 1. One story detached accessory structures used as tool and storage sheds,
2 playhouses and similar uses, provided that the floor area is 120 square feet (11m²)
3 or less.

4 Subsections 2 and 10 are deleted in their entirety.

5 16.06.060 Section 105.5 replaced – Expiration.

6 Section 105.5 of the International Residential Code is replaced with the
7 following:

8 105.5 Expiration. Every building permit issued pursuant to the International
9 Residential Code shall expire and be no longer valid if the work authorized by such
10 building permit has not had at least one required inspection within 180 days from
11 the issue date of such building permit. A building permit shall also be no longer
12 valid if no further inspection of work authorized by the building permit has occurred
13 within 180 days of the prior inspection. Regardless of when any work authorized
14 by the building permit has started or without regard to any inspection work, a
15 building permit shall expire one year from the date of issuance. No refund of the
16 building permit fee/s shall be issued for expired building permits. Before any work
17 may commence or resume for work authorized by an expired building permit, a
18 new building permit fee shall be paid in the amount as established by the schedule
19 of fees adopted by resolution provided no changes have been made to the original
20 approved drawings and specifications for such work. The building official is
21 authorized to grant, in writing, one or more extensions for periods of not more than
22 180 days for each extension. The extension shall be requested for in writing with
23 justifiable cause demonstrated.

24 16.06.070. – Section R106.1 amended – Submittal documents.

25 Section R106.1 of the International Residential Code is amended by the
26 deletion of the first and second sentence and replaced with the following:

27 Submittal documents consisting of construction documents and other data
28 shall be submitted with each application for a permit. The construction documents
29 shall be prepared by a registered design professional licensed in the State of
30 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

1 16.06.080. – Section R106.3.1 replaced—Approval of construction documents.

2 Section R106.3.1 of the International Residential Code is replaced with the
3 following:

4 When the building official issues a permit, the construction documents shall
5 be approved in writing or by a stamp which states, “APPROVED AS NOTED.”
6 One set of construction documents so reviewed shall be retained by the building
7 official. The other set shall be returned to the applicant, shall be kept at the site of
8 the work and shall be open to inspection by the building official or his or her
9 authorized representative. Printing of the approved electronic plans shall be the
10 responsibility of the owner or the owner’s authorized agent. These plans shall be
11 printed in color, in the original submitted format, shall be kept at the work site and
12 shall be available for inspection by the building official or his or her authorized
13 representative.

14 16.06.090. – Section R108.2 amended—Schedule of permit fees.

15 Section R108.2 of the International Residential Code is amended by the
16 addition of the following:

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

19 16.06.100. – Section R108.5 replaced—Fee refunds.

20 Section R108.5 of the International Residential Code is replaced with the
21 following:

22 R108.5 Fee refunds. The building official shall refund any fee paid
23 hereunder which was erroneously paid or collected. Where no work has been done
24 under a permit, the permittee may forfeit the permit and receive a refund of 80
25 percent of the permit fee paid. Where an applicant has paid a plan review fee for a
26 permit under this chapter, and then withdrawn or canceled the application before
27 plan review concluded, the building official shall refund the applicant 80 percent
28 of the plan review fee paid, less any city expenses for plan review by an outside
29 consultant. The building official shall not authorize refunding of any fee paid except

1 on written application filed by the original permittee not later than 180 days after
2 the date of the fee payment.

3 16.06.110. - Section R109.4 replaced—Approval required.

4 Section R109.4 of the International Residential Code is replaced with the
5 following:

6 R109.4. Construction or work for which a permit is required shall be subject
7 to inspection by the building official and such construction or work shall remain
8 accessible and exposed for inspection purposes until approved. Approval as a result
9 of an inspection shall not be construed to be an approval of a violation of the
10 provisions of this code or of other ordinances of the jurisdiction. Inspections
11 presuming to give authority to violate or cancel the provisions of this code or of
12 other ordinances of the jurisdiction shall not be valid. It shall be the duty of the
13 owner or the owner's authorized agent to cause the work to remain accessible and
14 exposed for inspection purposes. Neither the building official nor the jurisdiction
15 shall be liable for expenses entailed in the removal or replacement of any material
16 required to allow inspection.

17 16.06.120 - Section R112 replaced—Board of appeals.

18 Section R112 of the International Residential Code is replaced with the
19 following:

20 R112.1 General. For provisions relating to the board of appeals, see chapter
21 16.30 of the Longmont Municipal Code.

22 16.06.130. - Section R113 replaced—Violations.

23 Section R113 of the International Residential Code is replaced with the
24 following:

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

28 R113.2 Violation. Any person committing or permitting a violation of this
29 code commits a separate offense for each day or part of a day during which the
30 violation exists. Offenses are punishable according to Chapter 1.12 of the
31 Longmont Municipal Code.

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

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

9 16.06.140. - Section R202 amended—Definitions.

10 Section R202 of the International Residential Code is amended by the
11 addition of the following:

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

16 CONDITIONED SPACE: An area, room or space that is enclosed within
17 the building thermal envelope and that is directly heated or cooled or that is
18 indirectly heated or cooled. Spaces that are indirectly heated or cooled must
19 communicate through openings with conditioned spaces.

20 FLOOR AREA GROSS: Shall be as defined in section 202 of the
21 International Building Code, 2018 Edition.

22 HISTORIC BUILDING is amended by the deletion of items 1 thru 3 and
23 the addition of the following:

- 24 1. Individually listed national or state register property
- 25 2. Contributing property in a national or state district
- 26 3. Designated local landmark
- 27 4. Contributing building in a local historic district

28 SHORT TERM RENTAL: A rental for less than 30 days of an entire
29 dwelling or individual room in an owner occupied dwelling.

30 STORY ABOVE GRADE PLANE: Any story having its finished floor
31 surface entirely above grade plane, except that a basement shall be considered as a

1 story above grade plane where the finished surface of the floor above the basement
2 meets any one of the following:

- 3 1. Is more than 6 feet above grade plane.
- 4 2. Is more than 6 feet above the finished ground level for more than 50
5 percent of the total building perimeter.
- 6 3. Is more than 12 feet above the finished ground level at any point.

7 UNUSUALLY TIGHT CONSTRUCTION: Shall be defined as
8 construction in which:

- 9 1. Walls and ceilings comprising the building thermal envelope have a
10 continuous water vapor retarder with a rating of 1 perm (5.7·10⁻¹¹ kg/Pa · s · m²)
11 or less with openings therein gasketed or sealed.
- 12 2. Storm windows or weather stripping is applied around the threshold and
13 jambs of opaque doors and openable windows.
- 14 3. Caulking or sealants are applied to areas such as joints around window
15 and door frames between sole plates and floors, between wall-ceiling joints,
16 between wall panels, at penetrations for plumbing, electrical and gas lines, and at
17 other similar openings.

18 16.06.150. - Section R301.1.1 amended—Alternative provisions.

19 Section R301.1.1 of the International Residential Code is amended by
20 deleting the words International Building Code from the last sentence.

21 16.06.160. - Section R301.1.3 amended—Engineered design.

22 Section R301.1.3 of the International Residential Code is amended by
23 deleting the last sentence.

24 16.06.170 – Section R301.2.1 amended Wind design criteria.

25 Section R301.2.1 of the International Residential Code is amended by
26 replacing the words “Asphalt shingles” with “All roofing material,” and the
27 reference to section R905.2.4 is replaced with a reference to section R905.

28 16.06.180. - Section R301.2.1.1 amended—Wind limitation and wind design
29 required.

30 Section R301.2.1.1 of the International Residential Code is amended by
31 replacing the entire section with the following:

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

3 Section R301.2.1 of the International Residential Code is further amended
4 by replacing the reference to section R905.2.4 in sentence five with section R905.
5 16.06.190. - Table R301.2(1) amended—Climatic and geographic design criteria.

6 Table R301.2(1) of the International Residential Code is amended to read
7 as follows:

| GROUND SNOW LOAD | WIND Speed | SEISMIC DESIGN CATEGORY ^a | SUBJECT TO DAMAGE FROM | | | | WINTER DESIGN TEMP ^f | ICE SHIELD | FLOOD HAZARDS ^h | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------------|---|--|-------------------------|----------------------------------|-----------------------|----------------------|---|---------------|-------------------------------|--------------------------|------------------------|
| | | | Weathering ^a | Frost line depth ^b | Termite ^e | Decay ^d | | | | | |
| 30psf | 110mph Nominal 142mph ultimate | B | Severe | 30 inch (762mm) | Slight to Moderate | None to Slight | -2° F (18.9° C) -10° F for boilers | No | January 1977 | 979 | 48.8 |

8 16.06.200. - Section R302.1 amended—Exterior Walls.

9 Section R302.1 of the International Residential Code is amended by the
10 deletion of the first sentence and replacing it with the following:

11 Construction, projections, openings and penetrations of exterior walls of
12 dwellings and accessory buildings shall comply with Table R302.1 (1); or
13 dwellings equipped throughout with an automatic sprinkler system installed in
14 accordance with section P2904 or International Building Code sections 903.3.1.1,
15 903.3.1.2, or 903.3.1.3 shall comply with Table R302.1 (2).

16 Section R302.1 of the International Residential Code is further amended by
17 the addition of the following exception:

18 Exception:

19 1. On exterior walls, where non-combustible cladding is installed over
20 5/8" Type "X" gypsum sheathing, three feet shall be the minimum fire separation
21 distance.

22 16.06.210. – Section R302.13 amended—Fire protection of floors.

23 Section R302.13 of the International Residential Code is amended by
24 deleting exception 2 and replacing it with the following, and by adding exceptions
25 5, 6, and 7, respectively, as follows:

1 2. Floor assemblies located directly above a crawlspace or basement where
2 fuel fired equipment is not intended to be located.

3 5. For floor assemblies located over a basement or crawl space,
4 mechanical equipment rooms not larger than 80 square feet constructed per section
5 R302.13 with minimum ½ inch gypsum wallboard on the enclosing walls and a
6 self-closing weather stripped solid door.

7 6. Floor assemblies located over a basement or crawl space, with
8 mechanical equipment rooms not larger than 80 square feet may be constructed per
9 exception #4, using fire treated I joists only above the furnace closet area with
10 minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-
11 closing weather stripped solid core 20 minute rated door and frame.

12 7. For floor assemblies located over a basement or crawl space with a
13 mechanical equipment room not larger than 80 square feet may be unprotected if a
14 fire sprinkler head is installed in accordance with section P2904 or International
15 Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room
16 on a domestic water loop.

17 16.06.220. – Section R304.1 amended—Minimum area.

18 Section R304.1 of the International Residential Code is amended by the
19 addition of the following:

20 Every dwelling unit shall have at least one habitable room that shall have
21 not less than 120 square feet of gross floor area.

22 16.06.230. – Section R305.1 amended—Minimum height.

23 Section R305.1 of the International Residential Code is amended by the
24 addition of the following exception 4:

25 4. Areas of existing basements with ceiling heights below 6’8” in height
26 shall not be considered habitable space and are not subject to variances from the
27 Master Board of Appeals. The Building Official may allow existing basements
28 with ceiling height between 6’8” and 7’0” to be finished and or occupied as
29 habitable space provided there is no technically feasible solution to comply with
30 the required ceiling height.

1 16.06.240. – Section R308.4.6 amended—Glazing adjacent stairs and ramps.

2 Section R308.4.6 of the International Residential Code is amended by
3 replacing 36 inches in the first sentence with 60 inches and in the exception,
4 replacing the word “rail” with “guard.”

5 16.06.250. – Section R310.1 amended—Emergency escape and rescue opening
6 required.

7 Section R310.1 of the International Residential Code is amended by
8 deleting the exception in its entirety.

9 16.06.260. – Section R310.2.2 amended—Window sill height.

10 Section R310.2 of the International Residential Code is amended by the
11 addition of the following exception:

12 Exception:

13 Existing emergency and escape rescue windows installed with permit
14 before 1980 shall be allowed a sill height of up to 48 inches above the floor.

15 16.06.270. – Section R310.2.3 amended—Window wells.

16 Section R310.2.3 of the International Residential Code is amended by the
17 addition of the following exceptions:

18 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 in depth from
21 the foundation.

22 3. Buildings constructed with permits issued between March 30, 1986, and
23 January 1, 1996, may use existing egress window wells, which are 30 inches in
24 depth from the foundation.

25 16.06.280. – Section R310.3.2.2 amended—Drainage.

26 Section R310.3.2.2 of the International Residential Code is amended by the
27 deletion of the exception.

28 16.06.290. – Section R310.5 amended—Dwelling additions.

29 Section R310.5 of the International Residential Code is amended by the
30 deletion of the exceptions.

1 16.06.300. – Section R310.6 deleted—Alterations or repairs of existing basements.

2 Section R310.6 of the International Residential Code is amended by the
3 deletion of this section in its entirety.

4 16.06.310. - Section R313.2 amended—One and two family dwellings automatic
5 fire systems.

6 Section R313.2 of the International Residential Code is amended by the
7 insertion of, “The provisions of this section become effective January 1, 2022,” at
8 the beginning of sentence one.

9 16.06.320. - Section R314.2.2 amended—Alterations, repairs, and additions.

10 Section R314.2.2 of the International Residential Code is amended by the
11 deletion of exception 2.

12 16.06.330 – Section R315.1 amended – General.

13 Section R315.1 of the International Residential Code is amended by the
14 addition of the following at the end of the sentence:

15 and the laws of the State of Colorado.

16 16.06.340. – Section R315.2.2 amended Alterations, repairs and additions.

17 Section R315.2.2 of the International Residential Code is amended by the
18 deletion of exception 2.

19 16.06.350. - Section R322.1.6 amended—Protection of mechanical and electrical
20 systems.

21 Section R322.1.6 of the International Residential Code is amended by the
22 addition of exception 2 as follows:

23 2. Equipment installed as part of the original construction may be repaired
24 or replaced.

25 16.06.360. - Section R401.1 amended—Application.

26 Section R401.1 of the International Residential Code is amended by the
27 addition of the following before sentence one:

28 Foundations and structural floor slabs for buildings shall be designed by a
29 Colorado registered professional engineer.

1 16.06.370. - Section R403.1.4.1 amended—Frost protection.

2 Section R403.1.4.1 of the International Residential Code is amended by the
3 deletion of item 2, deletion of exceptions 2 and 3 and revising exception 1 to read
4 as follows:

5 Exception:

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

9 16.06.380. - Section R403.1.8 replaced—Foundations on expansive soils.

10 Section R403.1.8 of the International Residential Code is replaced with the
11 following:

12 R403.1.8. Foundations on expansive soils. Foundations and structural floor
13 slabs for buildings located on expansive soils shall be designed by a Colorado
14 registered professional engineer.

15 16.06.390. - Section R403.3 deleted—Frost-protected shallow foundations.

16 Section R403.3 of the International Residential Code is amended by the
17 deletion of this section in its entirety.

18 16.06.400. - Section R405.1 amended—Concrete or masonry foundations.

19 Section R405.1 of the International Residential Code is amended by the
20 deletion of the exception.

21 16.06.410. - Section R405.2.3 amended—Drainage system.

22 Section R405.2.3 of the International Residential Code is amended by the
23 deletion of the words “In other than Group I soils,” and replaced with “Where
24 allowed by the Longmont Municipal Code.”

25 16.06.420. - Section R610.1 amended—General.

26 Section R610.1 of the International Residential Code is amended by the
27 deletion of the second sentence and replaced with the following:

28 When the provisions of this section are used to design structural insulated
29 panel walls, project drawings, typical details and specifications are required to bear
30 the seal of the architect or engineer responsible for the design.

1 16.06.430. - Section R905.1 amended—Roof covering application.

2 Section R905.1 of the International Residential Code is amended by the
3 addition of the following:

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

6 16.06.440. - Section R908.1 amended—General.

7 Section R908.1 of the International Residential Code is amended by
8 replacing the first sentence with the following:

9 When a building with an asphalt shingle roof of any size is subjected to
10 cumulative roof membrane damage of one hundred square feet or greater, the roof
11 shall be replaced in its entirety. Materials and methods of application used for re-
12 covering or replacing an existing roof covering shall comply with the requirements
13 of chapter 9.

14 16.06.450. - Section R908.3.1.1 amended—Roof recover.

15 Section R908.3.1.1 of the International Residential Code is amended by
16 replacing condition 3 with the following:

17 3. Where the existing roof has one or more applications of any type of roof
18 covering.

19 16.06.460. - Section N1101.9 addition—Defined terms.

20 Section N1101.9 of the International Residential Code is amended by the
21 addition of the following:

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

26 **UNUSUALLY TIGHT CONSTRUCTION:** Construction meeting the
27 following requirements:

28 In buildings of unusually tight construction, combustion air shall be
29 obtained from outside the sealed thermal envelope. In buildings of ordinary
30 tightness, insofar as infiltration is concerned, all or a portion of the combustion air
31 for fuel-burning appliances may be obtained from infiltration when the room or

1 space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as
2 Group R occupancies, constructed with permits issued on or after March 1, 1989,
3 are classified as buildings with unusually tight construction.

4 16.06.470. - Section N1101.9 amended—Interior design conditions.

5 Section N1101.9 of the International Residential Code is amended by the
6 addition of the following:

7 The residential design parameters shall be -2 degrees Fahrenheit heating
8 design and 91 degrees Fahrenheit cooling design.

9 Exception:

10 Boiler design parameters may be -10 degrees Fahrenheit heating design.

11 16.06.480. - Section TABLE N1102.1.2 amended—Insulation and fenestration
12 requirement by component.

13 Table N1102.1.2 is amended by adding an Exception to footnote c. which
14 states, “Insulate existing basement or crawl space walls to the level required when
15 the residence was constructed or R-10 insulation minimum whichever is greater.”

16 16.06.490. - Section N1102.4.1 amended—Building thermal envelope.

17 Section N1102.4.1 of the International Residential Code is amended by
18 replacing the first two sentences with the following:

19 The building thermal envelope shall comply with section R402.4.1.1. The
20 building thermal envelope shall be durably sealed to limit infiltration. The sealing
21 methods between dissimilar materials shall allow for differential expansion and
22 contraction. The following shall be caulked, gasketed, weather stripped or
23 otherwise sealed with an air barrier material, suitable film or solid material:

- 24 1. All joints, seams and penetrations
- 25 2. Site-built windows, doors and skylights
- 26 3. Openings between window and door assemblies and their respective
27 jambs and framing
- 28 4. Utility penetrations
- 29 5. Dropped ceilings or chases adjacent to the thermal envelope
- 30 6. Knee walls
- 31 7. Walls and ceilings separating a garage from conditioned space

- 8. Behind tubs and showers on exterior walls
- 9. Common walls between dwelling units
- 10. Attic access openings
- 11. Rim joist junction
- 12. All other sources of infiltration

16.06.500. - Section N1103.6 amended—Mechanical ventilation.

Section N1103.6 of the International Residential Code is amended by the addition of the following exception:

Exception: Combustion air intake for natural draft vented water heaters.

16.06.510. - Section M1602.1 amended—Return air.

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

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

Exception:

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

16.06.520. - Section M1701.1 amended—Scope.

Section M1701.1 of the International Residential Code is amended by the addition of the following section M1701.1.1:

M1701.1.1. All air from indoors. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction, in accordance with provisions of the 2018 International Fuel Gas Code section 304.5 as amended.

Buildings classified as Group R occupancies, constructed with permits issued on or after March 1, 1989, are classified as buildings of unusually tight construction. For buildings of unusually tight construction, combustion air shall be

1 obtained from the outdoors in accordance with provisions of the 2018 International
2 Fuel Gas Code section 304.6 as amended.

3 Exception:

4 Buildings classified as Group R or single family occupancies shall be
5 provided with a minimum 28 inch² opening to outdoor air at the time of replacement
6 or addition of fuel utilization equipment for which a permit is required.

7 16.06.530. - Section G2403 amended—General definitions.

8 Section G2403 of the International Residential Code is amended by the
9 addition of the following definitions:

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

14 16.06.540. - Section G2404.2 amended—Other fuels.

15 Section G2404.2 of the International Residential Code is amended by the
16 addition of the following subsection G2404.2.1:

17 G2404.2.1. Fuel gas prohibited. Liquefied petroleum gas shall not be used
18 as a fuel source for equipment in any occupancy.

19 Exception:

20 Construction or temporary heating in accordance with the fire code.

21 16.06.550. - Section G2417.4.1 amended—Test Pressure.

22 Section G2417.4.1 of the International Residential Code is revised by
23 replacing the first sentence with the following: “The test pressure to be used shall
24 not be less than 10 pounds per square inch.”

25 16.06.560. - Section G2417.4.2 amended—Test Duration.

26 Section G2417.4.2 of the International Residential Code is amended by
27 replacing the words “10 minutes” with the words “15 minutes.”

28 16.06.570. - Section P2503.5.1 amended—Rough plumbing.

29 Section P2503.5.1 of the International Residential Code is amended by
30 replacing the first sentence with the following:

1 DWV systems shall be tested on completion of the rough piping installation
2 by water or by air with no evidence of leakage.

3 16.06.580. - Section P2603.5 amended—Freezing.

4 Section P2603.5 of the International Residential Code is amended by the
5 deletion of the second sentence and replacing it with the following: “Exterior water
6 supply system piping shall be installed not less than 54 inches below grade.”

7 16.06.590. - Section P2603.5.1 amended—Sewer depth.

8 Section P2603.5.1 of the International Residential Code is amended by the
9 insertion of “24” (inches) in the two sets of brackets.

10 16.06.600. - Section P2713.3 amended—Bathtub and whirlpool bathtub valves.

11 Section P2713.3 of the International Residential Code is amended by the
12 addition of the following exception:

13 Exception: Unless specialty tubs are otherwise approved by the building
14 official to be exempt from this requirement.

15 16.06.610. - Section P2901.1 replaced—Potable water required.

16 Section P2901.1 of the International Residential Code is replaced with the
17 following:

18 P2901.1 Potable water shall be supplied to plumbing fixtures and plumbing
19 appliances.

20 16.06.620. - Section P2902.5.3 amended—Lawn irrigation systems.

21 Section P2902.5.3 of the International Residential Code is amended by the
22 addition of the following sentence:

23 All lawn irrigation systems shall be equipped with a rain sensing device.

24 16.06.630. - Section P2904.1 amended—General.

25 Section P2904.1 of the International Residential Code is amended by adding
26 the following after sentence two:

27 For floor assemblies located over a basement or crawl space with a
28 mechanical equipment room not larger than 80 square feet, a fire sprinkler head
29 may be installed in accordance with section P2904 or International Building Code
30 sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic
31 water loop.

1 16.06.640. - Section P2909 deleted—Drinking water treatment units.

2 Section P2909 of the International Residential Code is deleted in its entirety.

3 16.06.650. - Section P2910 amended—Nonpotable water systems.

4 Section P2910 of the International Residential Code is deleted in its entirety.

5 16.06.660. - Section P2911 deleted—On-site nonpotable water reuse systems.

6 Section P2911 of the International Residential Code is deleted in its entirety.

7 16.06.670. - Section P2912 deleted—Nonpotable rainwater collection and
8 distribution systems.

9 Section P2912 of the International Residential Code is deleted in its entirety.

10 16.06.680. - Section P2913 deleted—Reclaimed water systems.

11 Section P2913 of the International Residential Code is deleted in its entirety.

12 16.06.690. - Section P3009 deleted—Subsurface landscape irrigation systems.

13 Section P3009 of the International Residential Code is deleted in its entirety.

14 16.06.700. - Section P3011 or 3011 deleted – Replacement of underground sewers
15 by PVC fold and form methods.

16 Section P3011 or 3011 of the International Residential Code is amended by
17 the deletion of this section in its entirety.

18 16.06.710. - Section AF103.9 amended -Vent pipe identification.

19 Section AF103.9 of the International Residential Code is amended by the
20 addition of the following at the beginning of the section: Concealed,

21 16.06.720. - Section AF103.13 added – Vent termination cap.

22 Section AF103 is amended by the addition of the following subsection:

23 AF103.13. All vent terminations shall be provided with a weather resistant
24 cap.

25 **Section 3. International Mechanical Code and Appendices Adopted.**

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

28 16.12.010. - International Mechanical Code and Appendix Chapter A adopted.

29 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
30 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
31 mechanical code of the city, by reference thereto, the International Mechanical

1 Code, 2018 Edition, including Appendix chapter A, published by the International
2 Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478,
3 that code to have the same force and effect as if set forth in this chapter in every
4 particular, save and except such portions as are added, amended, deleted, or
5 replaced in this chapter. All references in this code to the International Mechanical
6 Code are to the edition referenced above.

7 16.12.020. - Copies—Filing for public inspection.

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

16 16.12.030. - Section 101.1 amended—Title.

17 Section 101.1 of the International Mechanical Code is amended by the
18 insertion of “the City of Longmont” in the brackets.

19 16.12.040. - Section 106.1.1 deleted—Annual permit.

20 Section 106.1.1 of the International Mechanical Code is deleted in its
21 entirety.

22 16.12.050. - Section 106.1.2 deleted—Annual permit records.

23 Section 106.1.2 of the International Mechanical Code is deleted in its
24 entirety.

25 16.12.060. - Section 106.3.1 amended - Construction documents.

26 Section 106.3.1 of the International Mechanical Code is amended by the
27 deletion of the first and second sentence and their replacement with the following:

28 Submittal documents consisting of construction documents and other data
29 shall be submitted with each application for a permit. The construction documents
30 shall be prepared by a registered design professional licensed in the State of
31 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

1 16.12.070. - Section 106.4.1 replaced – Approved construction documents.

2 Section 106.4.1 of the International Mechanical Code is replaced with the
3 following:

4 106.4.1. When the building official issues a permit, the construction
5 documents shall be approved in writing or by a stamp which states, “APPROVED
6 AS NOTED.” One set of construction documents so reviewed shall be retained by
7 the building official. The other set shall be returned to the applicant, shall be kept
8 at the site of the work and shall be open to inspection by the building official or his
9 or her authorized representative. Printing of the approved electronic plans shall be
10 the responsibility of the owner or the owner’s authorized agent. These plans shall
11 be printed in color, in the original submitted format, shall be kept at the work site
12 and shall be available for inspection by the building official or his or her authorized
13 representative.

14 16.12.080. - Section 106.4.3 replaced – Expiration.

15 Section 106.4.3 of the International Mechanical Code is replaced with the
16 following:

17 106.4.3 Expiration. Every building permit issued pursuant to the
18 International Mechanical Code shall expire and be of no further force and effect if
19 the work authorized by such building permit has not had at least one required
20 inspection within 180 days from the issue date of such building permit. A building
21 permit shall also expire and be of no further force or effect if no further required
22 inspection of the work authorized by such building permit has occurred within 180
23 days of a prior inspection. The building official is authorized to grant, in writing,
24 one or more extensions of time for periods not more than 180 days each. The
25 extension shall be requested in writing and justifiable cause demonstrated.

26 16.12.090. - Section 106.5.2 amended—Fee schedule.

27 Section 106.5.2 of the International Mechanical Code is amended by the
28 addition of the following:

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

1 16.12.100. - Section 106.5.3 replaced—Fee refunds.

2 Section 106.5.3 of the International Mechanical Code is replaced with the
3 following:

4 106.5.3. The building official shall refund any fee paid hereunder which
5 was erroneously paid or collected. Where no work has been done under a permit,
6 the permittee may forfeit the permit and receive a refund of 80 percent of the permit
7 fee paid. Where an applicant has paid a plan review fee for a permit under this
8 chapter, and then withdrawn or canceled the application before plan review
9 concluded, the building official shall refund the applicant 80 percent of the plan
10 review fee paid, less any city expenses for plan review by an outside consultant.
11 The building official shall not authorize refunding of any fee paid except on written
12 application filed by the original permittee not later than 180 days after the date of
13 the fee payment.

14 16.12.110. - Section 108 amended —Violations.

15 Sections 108.1 through 108.4 of the International Mechanical Code are
16 replaced with the following:

17 108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
18 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
19 structure, or cause or permit the same to be done, in violation of this code.

20 108.2 Violation. Any person committing or permitting a violation of this
21 code commits a separate offense for each day or part of a day during which the
22 violation exists. Offenses are punishable according to chapter 1.12 of the Longmont
23 Municipal Code.

24 108.3 Violation penalties. Imposition of one penalty for any violation shall
25 not excuse the violation nor permit it to continue, and all such persons shall correct
26 or remedy such violations or defect within a reasonable time.

27 108.4 Prosecution of violation. In addition to any other penalties, any
28 violation of this code is a public nuisance and shall be enjoined by a court of
29 competent jurisdiction. Nothing in this code shall prevent the city attorney from
30 seeking appropriate legal or equitable relief from any court of competent
31 jurisdiction.

1 16.12.120. - Section 109 replaced—Means of appeal.

2 Section 109 of the International Mechanical Code is replaced with the
3 following:

4 109.1 General. For provisions relating to the board of appeals, see chapter
5 16.30 of the Longmont Municipal Code.

6 16.12.130. - Section 202 amended—Definitions.

7 Section 202 of the International Mechanical Code is amended by the
8 addition of the following:

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

13 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the
14 following requirements:

15 In buildings of unusually tight construction, combustion air shall be
16 obtained from outside the sealed thermal envelope. In buildings of ordinary
17 tightness, insofar as infiltration is concerned, all or a portion of the combustion air
18 for fuel-burning appliances may be obtained from infiltration when the room or
19 space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as
20 Group R occupancies, constructed with permits issued on or after March 1, 1989,
21 are classified as buildings with unusually tight construction.

22 16.12.140. - Section 312.1 amended—Load calculations.

23 Section 312.1 of the International Mechanical Code is amended by the
24 addition of the following:

25 Residential heating and air conditioning equipment shall be sized based on
26 building loads calculated in accordance with Air Conditioning Contractors of
27 America (ACCA) Manual S based on building loads calculated in accordance with
28 ACCA Manual J, Load Calculations for Residential Winter and Summer Air
29 Conditioning, or other approved equivalent or improved heating and cooling
30 methodologies.

1 16.12.150. - Section 508.1 amended—Makeup air.

2 Section 508.1 of the International Mechanical Code is amended by the
3 addition of the following:

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

7 16.12.160. - Section 510.6.5 amended—Makeup air.

8 Section 510.6.5 of the International Mechanical Code is amended by the
9 addition of the following:

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

14 16.12.170. - Section 601.5 amended—Return air openings.

15 Section 601.5 of the International Mechanical Code is amended by the
16 addition of the following:

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

22 Exception:

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

25 16.12.180. - Section 701.1 amended—Scope.

26 Section 701.1 of the International Mechanical Code is amended to include
27 the following:

28 701.1.1 All air from indoors. Combustion and dilution air shall be permitted
29 to be obtained entirely from the indoors in buildings that are not of unusually tight
30 construction, in accordance with provisions of the 2018 International Fuel Gas
31 Code section 304.6 as amended.

1 Exception:

2 Buildings classified as Group R occupancies shall be provided with a
3 minimum 28 inch² opening to outdoor air at the time of replacement or addition of
4 fuel utilization equipment for which a permit is required.

5 For buildings of unusually tight construction, combustion air shall be
6 obtained from the outdoors in accordance with provisions of the 2018 International
7 Fuel Gas Code section 304.6 as amended.

8 16.12.190. - Section 1002.1 amended—General.

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

11 The minimum energy factor for residential electric water heaters shall be
12 .98 and .64 for fuel-fired types.

13 16.12.200. - Section 1004.1 amended—Standards.

14 Section 1004.1 of the International Mechanical Code is amended by the
15 deletion of the two words “oil-fired” at the beginning of sentence one.

16 16.12.210. - Section 1004.2 amended—Installation.

17 Section 1004.2 of the International Mechanical Code is amended by the
18 addition of subsections 1004.2.1 and 1004.2.2 as follows:

19 1004.2.1 Certificate of Inspection. It is unlawful to operate a boiler or
20 pressure vessel without first obtaining a valid Certificate of Inspection. Such
21 certificate shall be displayed in a conspicuous place on or near the boiler or vessel.
22 The Certificate of Inspection shall not be issued until the equipment has been
23 inspected and approved.

24 Exception:

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

28 1004.2.2 Operation and maintenance of boilers and pressure vessels.
29 Boilers and pressure vessels shall be operated and maintained in conformity with
30 nationally recognized standards and requirements for adequate protection of the
31 public. The boiler inspector shall notify the owner or the authorized representative

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

8 16.12.220. - Section 1011.1 replaced—Tests.

9 Section 1011.1 of the International Mechanical Code is replaced with the
10 following:

11 1011.1 Tests. An installation for which a permit is required shall not be put
12 into service until it has been inspected and approved. It is the duty of the owner or
13 his or her authorized representative to notify the state boiler inspector or an
14 authorized alternate that the installation is ready for inspection and test.

15 **Section 4. International Fuel Gas Code and Appendices Adopted.**

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

18 16.14.010. - International Fuel Gas Code including Appendix Chapters A, B and C
19 adopted.

20 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
21 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
22 fuel gas code of the City, by reference thereto, the International Fuel Gas Code,
23 2018 Edition, including Appendix chapters A and B, published by the International
24 Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that
25 code to have the same force and effect as if set forth in this chapter in every
26 particular, save and except such portions as are added, amended, deleted, or
27 replaced in this chapter. All references in this code to the International Fuel Gas
28 Code are to the edition referenced above.

29 16.14.020. - Copies of Code—Filing for public inspection.

30 At the time of adoption, one copy of the International Fuel Gas 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 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays
3 excepted. The city shall keep a copy of the adopted code in the office of the chief
4 enforcement officer for public inspection. The building code, as finally adopted, is
5 available for sale at the office of the city clerk, at a price reflecting cost to the city
6 as established by the city manager, pursuant to this municipal code.

7 16.14.030. - Section 101.1 amended—Title.

8 Section 101.1 of the International Fuel Gas Code is amended by the
9 insertion of “the City of Longmont” in the brackets.

10 16.14.040. - Section 101.2.5 amended—Other fuels.

11 Section 101.2.5 of the International Fuel Gas Code is amended by the
12 addition of the following section 101.2.5.1:

13 101.2.5.1 Fuel gas prohibited. Liquefied petroleum gases shall not be used
14 as a fuel source for equipment in any occupancy.

15 Exception:

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

17 16.14.050. - Section 106.1.1 deleted—Annual permit.

18 Section 106.1.1 of the International Mechanical Code is deleted in its
19 entirety.

20 16.14.060. - Section 106.1.2 deleted—Annual permit records.

21 Section 106.1.2 of the International Mechanical Code is amended by
22 deleting this section in its entirety.

23 16.14.070. - Section 106.3.1 amended - Construction documents.

24 Section 106.3.1 of the International Fuel Gas Code is amended by the
25 deletion of the first and second sentence and their replacement with the following:

26 106.3.1. Submittal documents consisting of construction documents and
27 other data shall be submitted with each application for a permit. The construction
28 documents shall be prepared by a registered design professional licensed in the
29 State of Colorado unless otherwise exempt under section 12-25-303, C.R.S.

1 16.14.080. - Section 106.4.1 replaced – Approved construction documents.

2 Section 106.4.1 of the International Fuel Gas Code is replaced with the
3 following:

4 When the building official issues a permit, the construction documents shall
5 be approved in writing or by a stamp which states, “APPROVED AS NOTED.”
6 One set of construction documents so reviewed shall be retained by the building
7 official. The other set shall be returned to the applicant, shall be kept at the site of
8 the work and shall be open to inspection by the building official or his or her
9 authorized representative. Printing of the approved electronic plans shall be the
10 responsibility of the owner or the owner’s authorized agent. These plans shall be
11 printed in color, in the original submitted format, shall be kept at the work site and
12 shall be available for inspection by the building official or his or her authorized
13 representative.

14 16.14.090. - Section 106.5.3 replaced – Expiration.

15 Section 106.5.3 of the International Fuel Gas Code is replaced with the
16 following:

17 106.5.3 Expired. Every building permit issued pursuant to the International
18 Building Code shall expire and be of no further force and effect if the work
19 authorized by such building permit has not had at least one required inspection
20 within 180 days from the issue date of such building permit. A building permit shall
21 also expire and be of no further force or effect if no further required inspection of
22 the work authorized by such building permit has occurred within 180 days of a prior
23 inspection. The building official is authorized to grant, in writing, one or more
24 extensions of time for periods not more than 180 days each. The extension shall be
25 requested in writing and justifiable cause demonstrated.

26 16.14.100. - Section 106.6.2 amended—Fee schedule.

27 Section 106.6.2 of the International Fuel Gas Code is amended by the
28 addition of the following:

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

1 16.14.110. - Section 106.6.3 replaced—Fee refunds.

2 Section 106.6.3 of the International Fuel Gas Code is replaced with the
3 following:

4 106.6.3. Fee refunds. The building official shall refund any fee paid
5 hereunder which was erroneously paid or collected. Where no work has been done
6 under a permit, the permittee may forfeit the permit and receive a refund of 80
7 percent of the permit fee paid. Where an applicant has paid a plan review fee for a
8 permit under this chapter, and then withdrawn or canceled the application before
9 plan review concluded, the building official shall refund the applicant 80 percent
10 of the plan review fee paid, less any city expenses for plan review by an outside
11 consultant. The building official shall not authorize refunding of any fee paid except
12 on written application filed by the original permittee not later than 180 days after
13 the date of the fee payment.

14 16.14.120. - Section 108 replaced—Violations.

15 Sections 108.1 through 108.4 of the International Fuel Gas Code are
16 replaced with the following:

17 108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
18 repair, relocate, add to, replace, demolish, use, occupy, or maintain any building or
19 structure, or cause or permit the same to be done, in violation of this code.

20 108.2 Violation. Any person committing or permitting a violation of this
21 code commits a separate offense for each day or part of a day during which the
22 violation exists. Offenses are punishable according to chapter 1.12 of the Longmont
23 Municipal Code.

24 108.3 Violation, penalties. Imposition of one penalty for any violation shall
25 not excuse the violation nor permit it to continue, and all such persons shall correct
26 or remedy such violations or defect within a reasonable time.

27 108.4 Prosecution of violation. In addition to any other penalties, any
28 violation of this code is a public nuisance and shall be enjoined by a court of
29 competent jurisdiction. Nothing in this code shall prevent the city attorney from
30 seeking appropriate legal or equitable relief from any court of competent
31 jurisdiction.

1 16.14.130. - Section 109 replaced—Means of appeal.

2 Section 109 of the International Fuel Gas Code is replaced with the
3 following:

4 109.1 General. For provisions relating to the board of appeals, see chapter
5 16.30 of the Longmont Municipal Code.

6 16.14.140. - Section 202 amended—Definitions.

7 Section 202 of the International Fuel Gas Code is amended by the addition
8 of the following:

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

13 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the
14 following requirements:

15 In buildings of unusually tight construction, combustion air shall be
16 obtained from outside the sealed thermal envelope. In buildings of ordinary
17 tightness, insofar as infiltration is concerned, all or a portion of the combustion air
18 for fuel-burning appliances may be obtained from infiltration when the room or
19 space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as
20 Group R occupancies, constructed with permits issued on or after March 1, 1989,
21 are classified as buildings with unusually tight construction.

22 16.14.150. - Section 304.5 amended—Indoor combustion air.

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

25 For buildings of unusually tight construction, combustion air shall be
26 obtained from the outdoors in accordance with provisions of section 304.6.
27 Combustion and dilution air may be obtained entirely from the indoors in buildings
28 that meet the requirements of this section.

1 Exception:

2 Existing buildings classified as Group R occupancies shall be provided with
3 a minimum 28 inch² opening to outdoor air at the time of replacement or addition
4 of fuel utilization equipment for which a permit is required.

5 16.14.160. – Section 401.7 amended—Piping meter identification.

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

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

10 16.14.170. - Section 503.4.1 amended - Plastic piping.

11 Section 503.4.1 of the International Fuel Gas Code is amended by the
12 addition of the following Exception:

13 Exception: The use of cellular core PVC or ABS piping for the conveyance
14 of exhaust combustion products on fuel fired equipment is not allowed.

15 16.14.180. - Chapter 8 - Reference Standards.

16 NFPA is amended by the addition of the following reference standard:

17 54-16: National Fuel Gas Code

18 Section 5. International Plumbing Code and Appendices Adopted.

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

21 16.16.010. - International Plumbing Code including Appendix Chapters B, C, D, E
22 and F adopted.

23 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
24 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
25 plumbing code of the City, by reference thereto, the International Plumbing Code,
26 2018 Edition, including Appendix chapters B, C, D, E and F, published by the
27 International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills,
28 IL 60478, that code to have the same force and effect as if set forth in this chapter
29 in every particular, save and except such portions as are added, amended, deleted,
30 or replaced in this chapter. All references in this code to the International Plumbing
31 Code are to the edition referenced above.

1 16.16.020. - Copies of Code—Filing for public inspection.

2 At the time of adoption, one copy of the International Plumbing 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 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays
6 excepted. The city shall keep a copy of the adopted code in the office of the chief
7 enforcement officer for public inspection. The building code, as finally adopted, is
8 available for sale at the office of the city clerk, at a price reflecting cost to the city
9 as established by the city manager, pursuant to this municipal code.

10 16.16.030. - Section 101.1 amended—Title.

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

13 16.16.040. - Section 106.1.1 deleted—Annual permit.

14 Section 106.1.1 of the International Plumbing Code is deleted in its entirety.

15 16.16.050. - Section 106.1.2 deleted—Annual permit records.

16 Section 106.1.2 of the International Plumbing Code is deleted in its entirety.

17 16.16.060. - Section 106.3.1 amended Construction documents.

18 Section 106.3.1 of the International Plumbing Code is amended by the
19 deletion of the first and second sentence and their replacement with the following:

20 Submittal documents consisting of construction documents and other data
21 shall be submitted with each application for a permit. The construction documents
22 shall be prepared by a registered design professional licensed in the State of
23 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

24 16.16.070. - Section 106.5.1 replaced - Approved construction documents.

25 Section 106.5.1 of the International Plumbing Code is replaced with the
26 following:

27 106.5.1. When the building official issues a permit, the construction
28 documents shall be approved in writing or by a stamp which states, “APPROVED
29 AS NOTED.” One set of construction documents so reviewed shall be retained by
30 the building official. The other set shall be returned to the applicant, shall be kept
31 at the site of the work and shall be open to inspection by the building official or his

1 or her authorized representative. Printing of the approved electronic plans shall be
2 the responsibility of the owner or the owner's authorized agent. These plans shall
3 be printed in color, in the original submitted format, shall be kept at the work site
4 and shall be available for inspection by the building official or his or her authorized
5 representative.

6 16.16.080. Section 106.6.2 replaced—Fee schedule.

7 Section 106.6.2 of the International Plumbing Code is replaced with the
8 following:

9 106.6.2 Fee Schedule. The fee for any permit required by this code shall be
10 established from time to time by resolution of the city council.

11 16.16.090. - Section 106.6.3 replaced—Fee refunds.

12 Section 106.6.3 of the International Plumbing Code is replaced with the
13 following:

14 106.6.3 Fee refunds. The building official shall refund any fee paid
15 hereunder which was erroneously paid or collected. Where no work has been done
16 under a permit, the permittee may forfeit the permit and receive a refund of 80
17 percent of the permit fee paid. Where an applicant has paid a plan review fee for a
18 permit under this chapter, and then withdrawn or canceled the application before
19 plan review concluded, the building official shall refund the applicant 80 percent
20 of the plan review fee paid, less any city expenses for plan review by an outside
21 consultant. The building official shall not authorize refunding of any fee paid except
22 on written application filed by the original permittee not later than 180 days after
23 the date of the fee payment.

24 16.16.100. - Section 108 amended—Violations.

25 Sections 108.1 through 108.4 of the International Plumbing Code are
26 replaced with the following:

27 108.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
28 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
29 structure, or cause or permit the same to be done, in violation of this code.

30 108.2 Violation. Any person committing or permitting a violation of this
31 code commits a separate offense for each day or part of a day during which the

1 violation exists. Offenses are punishable according to chapter 1.12 of the Longmont
2 Municipal Code.

3 108.3 Violation penalties. Imposition of one penalty for any violation shall
4 not excuse the violation nor permit it to continue, and all such persons shall correct
5 or remedy such violations or defect within a reasonable time.

6 108.4 Prosecution of violation. In addition to any other penalties, any
7 violation of this code is a public nuisance and shall be enjoined by a court of
8 competent jurisdiction. Nothing in this code shall prevent the city attorney from
9 seeking appropriate legal or equitable relief from any court of competent
10 jurisdiction.

11 16.16.110. - Section 109 replaced—Means of appeal.

12 Section 109 of the International Plumbing Code is replaced with the
13 following:

14 109.1 General. For provisions relating to the board of appeals, see chapter
15 16.30 of the Longmont Municipal Code.

16 16.16.120. - Section 202 added—Definitions.

17 Section 202 of the International Plumbing Code is amended by the addition
18 of the following:

19 GREASE TRAP: A passive interceptor whose rated flow is 50 gpm or less.

20 16.16.130. - Section 301.3 amended—Connections to drainage system.

21 Section 301.3 of the International Plumbing Code is amended by the
22 deletion of the exception.

23 16.16.140. - Section 305.4 amended—Freezing.

24 Section 305.4 of the International Plumbing Code is amended by the
25 deletion of the second sentence and replacing it with the following:

26 Exterior water supply system piping shall be installed not less than 54
27 inches below grade.

28 16.16.150. - Section 305.4.1 amended—Sewer depth.

29 Section 305.4.1 of the International Plumbing Code is amended by the
30 insertion of 24 (inches) into the brackets of sentences 1 and 2.

1 16.16.160. - Section 312.3 amended—Drainage and vent air test.

2 Section 312.3 of the International Plumbing Code is amended by deletion
3 of the first sentence.

4 16.16.170. - Section 412.5 amended—Bathtub and whirlpool bathtub valves.

5 Section 412.5 of the International Plumbing Code is amended by the
6 addition of the following exception:

7 Exception: Unless specialty tubs are otherwise approved by the building
8 official to be exempt from this requirement.

9 16.16.180. - Section 608.17.5 amended—Connections to lawn irrigation systems.

10 Section 608.17.5 of the International Plumbing Code is amended by the
11 addition of the following sentence:

12 All lawn irrigation systems shall be equipped with a rain sensing device.

13 16.16.190. - Section 715.3 amended—Testing and demonstrations.

14 Section 715.3 of the International Plumbing Code is amended by the
15 deletion of the last sentence.

16 16.16.200. - Section 715.4 amended—Written instructions.

17 Section 715.4 of the International Plumbing Code is amended by the
18 deletion of the last sentence.

19 16.16.210. - Section 903.1 amended—Roof extension.

20 Section 903.1 of the International Plumbing Code is amended by inserting
21 the number “6” in the brackets.

22 16.16.220. - Section 1002.4.1.2 deleted—Reclaimed or gray water-supplied trap
23 seal primer valve.

24 Section 1002.4.1.2 of the International Plumbing Code is deleted in its
25 entirety.

26 16.16.230. - Section 1002.4.1.3 amended—Waste water-supplied trap primer
27 device.

28 Section 1002.4.1.3 of the International Plumbing Code is deleted in its
29 entirety.

30 16.16.240. - Chapter 13 deleted— Nonpotable water systems.

31 Chapter 13 of the International Plumbing Code is deleted in its entirety.

1 16.16.250. - Chapter 14 deleted—Subsurface landscape irrigation systems.

2 Chapter 14 of the International Plumbing Code is deleted in its entirety.

3 16.16.260. - Appendix D amended—Degree day and design temperatures.

4 Appendix D of the International Plumbing Code is amended by adding the
5 following after the title:

6 The design parameters in Longmont shall be -2 degrees Fahrenheit heating
7 design and 91 degrees Fahrenheit cooling design.

8 Exception:

9 Boiler design parameters may be -10 degrees Fahrenheit heating design.

10 **Section 6. International Property Maintenance Code Adopted.**

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

13 16.20.010. - International Property Maintenance Code adopted.

14 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
15 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
16 property maintenance code of the City, by reference thereto, the International
17 Property Maintenance Code, 2018 Edition, including without limitation Appendix
18 chapter A, published by the International Code Council, Inc., 4051 West Flossmoor
19 Road, Country Club Hills, IL 60478, that code to have the same force and effect as
20 if set forth in this chapter in every particular, save and except such portions as are
21 added, amended, deleted, or replaced in this chapter. All references in this code to
22 the International Property Maintenance Code are to the edition referenced above.

23 16.20.020. - Copies—Filing for public inspection.

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

1 16.20.030. - Section 101.1 amended—Title.

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

4 16.20.040. - Section 102.3 replaced—Application of other codes.

5 Section 102.3 of the International Property Maintenance Code is replaced
6 with the following:

7 102.3 Application of other codes. Repairs, additions or alterations to a
8 structure, or change of use or occupancy, shall be done in accordance with all
9 current adopted codes.

10 16.20.050. - Section 103.1 amended—General.

11 Section 103.1 of the International Property Maintenance Code is amended
12 by the addition of the following to sentence one:

13 “or designee.”

14 16.20.060. - Section 103.5 replaced—Fees.

15 Section 103.5 of the International Property Maintenance Code is replaced
16 with the following:

17 103.5 Fees. Fees for the administration and enforcement of this code shall
18 be established from time to time by resolution of the city council.

19 16.20.070. - Section 106 amended—Violations.

20 Sections 106.1 through 106.5 of the International Property Maintenance
21 Code are replaced with the following:

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

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

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

1 other penalties, any violation of this code is a public nuisance and shall be enjoined
2 by a court of competent jurisdiction. For provisions relating to public nuisance see
3 Longmont Municipal Code chapter 9.04. Nothing in this code shall prevent the city
4 attorney from seeking appropriate legal or equitable relief from any court of
5 competent jurisdiction. The chief building official shall certify, to the city clerk, as
6 a proposed charge and lien against the subject property, the cost, plus a twenty
7 percent administrative service charge, of any such action taken pursuant to such
8 court action or pursuant to the following sections of the International Property
9 Maintenance Code:

10 Section 108.1.3, Closing of vacant structures unfit for human habitation and
11 occupancy, or

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

15 106.4. Notice of Assessment; Appeal of Charges.

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

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

30 (c) Upon conclusion of administrative review, the master board of appeals
31 shall determine, in writing, whether the charges are proper. The city shall have the

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

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

- 10 (1) Any required notice to correct the subject violations; or
- 11 (2) The work performed in abating the nuisance; or
- 12 (3) The computation of charges.

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

17 16.20.080. - Section 107.5 amended—Penalties.

18 Section 107.5 of the International Property Maintenance Code is amended
19 by deleting the reference to "106.4" and substituting "106.2 and 106.3" as amended.

20 16.20.090. - Section 108.1.5 amended—Dangerous structure or premises.

21 Section 108.1.5 of the International Property Maintenance Code is amended
22 by the addition of the following:

23 12. Any portion or member or appurtenance thereof is likely to fail, or
24 to become detached or dislodged, or to collapse and thereby injure persons or
25 damage property.

26 13. Any portion thereof has wracked, warped, buckled or settled to such
27 an extent that walls or other structural portions have materially less resistance to
28 winds or earthquakes than is required in the case of similar new construction.

29 14. The exterior walls or other vertical structural members list, lean or
30 buckle to such an extent that a plumb line passing through the center of gravity does
31 not fall inside the middle one third of the base.

1 15. The building or structure, exclusive of the foundation, shows 33
2 percent or more damage or deterioration of its supporting member or members, or
3 50 percent damage or deterioration of its non-supporting members, enclosing or
4 outside walls or coverings.

5 16. Any building or structure has been constructed, exists or is
6 maintained in violation of any specific requirement or prohibition applicable to
7 such building or structure provided by the building regulations of this jurisdiction,
8 as specified in the Building Code or Housing Code, or of any law or ordinance of
9 this state or jurisdiction relating to the condition, location or structure of buildings.

10 17. Any building or structure which, whether or not erected in
11 accordance with all applicable laws and ordinances, has in any non-supporting part,
12 member or portion less than 50 percent, or in any supporting part, member or
13 portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or
14 characteristics, or (iii) weather-resisting qualities or characteristics required by law
15 in the case of a newly constructed building of like area, height and occupancy in
16 the same location.

17 16.20.100. - Section 108.2 replaced - Closing of vacant structures.

18 Section 108.2 of the International Property Maintenance Code is replaced
19 with the following:

20 108.2. Closing of structures unfit for human habitation and occupancy. If
21 the structure is unfit for human habitation and occupancy, and is not in danger of
22 structural collapse, the code official is authorized to post a placard of condemnation
23 on the structure or premises and order the structure closed up so as not to be an
24 attractive nuisance. Upon failure of the owner or owner's authorized agent to close
25 up the structure within the time specified in the order, the code official shall cause
26 the structure to be closed and secured through any available public agency or by
27 contract or arrangement by private persons and the cost thereof, plus a twenty
28 percent administrative fee, shall be assessed against the real estate upon which the
29 structure is located and shall be a lien upon such real estate and shall be collected
30 by any other legal resource. The assessment shall be certified by the director of
31 finance to the Boulder or Weld County Treasurer for collection in the same manner

1 as taxes. Where deemed necessary by the code official, boarding per Appendix A
2 may be required.

3 16.20.110. - Section 108.5 amended - Prohibited occupancy.

4 Section 108.5 of the International Property Maintenance Code is replaced
5 with the following:

6 108.5 Violation of Condemnation Placard. Any structure condemned and
7 placarded by the *code official* shall be vacated as ordered by the *code official*. It
8 shall be unlawful for any person other than a police officer or code official to enter
9 any condemned *structure* or operate any condemned equipment without first
10 obtaining written authorization from the code official.

11 Any *owner*, owner's authorized agent or person responsible for a *premises* who
12 shall let anyone enter a condemned *structure* or operate condemned equipment
13 without authorization from the code official shall be liable for the penalties
14 provided by this code.

15 Any individual previously warned against entry into a condemned structure
16 or premises or operation of any condemned equipment shall be in violation of this
17 section, notwithstanding the unlawful removal of any condemnation notice or
18 placard.

19 108.5.1 Authorization for entry.

20 Any authorization for entry into a condemned structure or to operate
21 condemned equipment shall be issued in writing by the code official. The code
22 official is authorized to deny any request for authorization or set any conditions
23 deemed necessary as part of such authorization and may revoke the authorization
24 at any time by notifying the authorized individual verbally or in writing. It shall be
25 unlawful to violate any conditions of an authorization issued by the code official.

26 16.20.120. - Section 110.1 replaced—General.

27 Section 110.1 of the International Property Maintenance Code is replaced
28 with the following:

29 110.1 General. The *code official* may order the owner or owner's authorized
30 agent to demolish and remove any structure meeting any one or all of the following
31 criteria:

1 1. Any structure which the chief building official finds after review to
2 be so deteriorated or dilapidated or to be so out of repair as to be dangerous, unsafe,
3 insanitary or otherwise unfit for human habitation or occupancy, and such that it is
4 unreasonable to repair the structure;

5 2. Any structure where there has been a cessation of normal
6 construction of the structure for a period of more than two years;

7 3. Any structure which has been continuously condemned for a period
8 exceeding one year.

9 16.20.130. - Section 110.3 replaced—Failure to comply.

10 Section 110.3 of the International Property Management Code is replaced
11 with the following:

12 110.3 Failure to comply. If the *owner* of a *premises* or owner's authorized
13 agent fails to comply with a demolition order within the time prescribed, the *code*
14 *official* may cause the structure to be demolished and removed, either through an
15 available public agency or by contract or arrangement with private persons, and the
16 cost, plus a twenty percent administrative service charge, of such demolition and
17 removal shall be assessed against the real estate upon which the structure is located
18 and shall be a lien upon such real estate. The assessment shall be certified by the
19 director of finance to the Boulder or Weld County Treasurer for collection in the
20 same manner as taxes.

21 16.20.140. - Section 111 replaced—Means of appeal.

22 Section 111 of the International Property Management Code is replaced
23 with the following:

24 111.1 General. For provisions relating to Means of Appeal, see chapter
25 16.30 of the Longmont Municipal Code.

26 16.20.150. - Section 112.4 amended—Failure to comply.

27 Section 112.4 of the International Property Management Code is replaced
28 with the following:

29 112.4 Failure to comply. It shall be a violation of this code for any person
30 to continue any work after having been served with a stop work order, except such
31 work as that person is directed to perform to remove a violation or unsafe condition.

1 16.20.160. - Section 202 revised—Definitions.

2 Section 202 of the International Property Maintenance Code is amended by
3 the addition or revision of the following definitions:

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

8 HISTORIC BUILDING is amended by the deletion of items 1 thru 3 and
9 the addition of the following:

- 10 1. Individually listed national or state register property
- 11 2. Contributing property in a national or state district
- 12 3. Designated local landmark
- 13 4. Contributing building in a local historic district

14 STRUCTURE: That which is built or constructed, including a mobile home.

15 16.20.170. - Section 302.1 amended—Sanitation.

16 Section 302.1 of the International Property Maintenance Code is amended
17 by the addition of the following:

18 For provisions relating to offensive premises see 9.04.100 of the Longmont
19 Municipal Code.

20 16.20.180. - Section. 302.3 amended—Sidewalks and driveways.

21 Section 302.3 of the International Property Maintenance Code is amended
22 by the addition of the following section:

23 Section 302.3.1 Surfacing. Any required front or side yard setback adjacent
24 to a street, on which a vehicle is driven or parked, must be surfaced with asphalt,
25 concrete or gravel. If gravel, the parking surface must be at least three inches deep
26 and must be kept free of vegetation and, if necessary, provide a border to prevent
27 parking surface from spreading. At least sixty percent of any yard adjacent to a
28 street and seventy-five percent for all yards adjacent to a street on a corner lot, shall
29 be maintained with a permeable surface to allow for drainage.

30 16.20.190. - Section 302.4 amended—Weeds.

1 Section 302.4 of the International Property Maintenance Code is amended
2 by the addition of the following:

3 For provisions relating to weeds see chapter 9.32 of the Longmont
4 Municipal Code.

5 16.20.200. - Section 302.5 amended—Rodent harborage.

6 Section 302.5 of the International Property Maintenance Code is amended
7 by the addition of the following:

8 For provisions relating to rodents see chapter 9.16 of the Longmont
9 Municipal Code.

10 16.20.210. - Section 302.8 amended—Motor vehicles.

11 Section 302.8 of the International Property Maintenance Code is amended
12 by the addition of the following:

13 For provisions relating to motor vehicles see chapter 11.12 of the Longmont
14 Municipal Code.

15 16.20.220. - Section 302.9 replaced—Defacement of property.

16 Section 302.9 of the International Property Maintenance Code is replaced
17 with the following:

18 302.9 Defacement of property. No person shall willfully or wantonly
19 damage, mutilate or deface any exterior surface of any structure or building on any
20 private or public property by placing thereon any marking, carving or graffiti.

21 It shall be the responsibility of the owner to promptly report defacement of
22 private property exterior surface and to cooperate with the code official to ensure
23 that said surface is restored to an approved state of maintenance and repair.

24 Upon determining that the measures outlined in the preceding paragraph of
25 this section will not restore the surface to an approved state of maintenance, the
26 code official is authorized, pursuant to section 107 of this code, to issue a correction
27 order to the owner. Upon failure of the owner to satisfy the correction order through
28 any available public agency or by contract or arrangement by private persons the
29 city or its agents may enter upon the property to eradicate the marking, carving, or
30 graffiti through approved methods, and may pursue assessment and collection of
31 the cost thereof according to sections 106.3 and 106.4.

1 16.20.230. - Section 303.1 amended—Swimming pools.

2 Section 303.1 of the International Property Maintenance Code is amended
3 by the addition of “spas, hot tubs, ornamental ponds or any other water features”
4 after the words “swimming pools” in the first sentence.

5 16.20.240. - Section 304.1.1 amended—Unsafe conditions.

6 Section 304.1.1 of the International Property Maintenance Code is amended
7 by replacing the words “shall be repaired or replaced” with the words “may be
8 required to be repaired or replaced.”

9 16.20.250. - Section 304.14 replaced—Insect screens.

10 Section 304.14 of the International Property Maintenance Code is replaced
11 with the following:

12 304.14 Insect screens. Insect screens shall be provided on all operable
13 windows and any outside opening required for ventilation of habitable rooms, food
14 preparation areas, food service areas or any areas where products to be included or
15 utilized in food for human consumption are processed, manufactured, packaged or
16 stored, shall be supplied with approved tightly fitting screens of not less than 16
17 mesh per inch and every door used for insect control shall have a self-closing device
18 in good working condition. Screens shall be maintained free from tears, holes, or
19 other imperfections of either screen or frame that could admit insects such as flies
20 or mosquitoes.

21 16.20.260. - Section 305.1.1 amended—Unsafe conditions.

22 Section 305.1.1 of the International Property Maintenance Code is amended
23 by replacing the words “shall be repaired or replaced” with the words “may be
24 required to be repaired or replaced.”

25 16.20.270. - Section 305 amended – Interior Structure.

26 Section 305 is amended by addition of section 305.7.

27 305.7. Appliances. Non-required equipment and appliances such as
28 refrigerators, air conditioners, dishwashers, ceiling fans and similar items shall be
29 maintained in a proper state of repair and be capable of performing their intended
30 function.

31 16.20.280. - Section 306.1.1 amended—Unsafe conditions.

1 Section 306.1.1 of the International Property Maintenance Code is amended
2 by replacing the words “shall be repaired or replaced” with the words “may be
3 required to be repaired or replaced.”

4 16.20.290. - Section 307.1 replaced—General.

5 Section 307.1 of the International Property Maintenance Code is replaced
6 with the following:

7 307.1 General. Every interior and exterior stairway shall comply with the
8 International Building Code sections 1011, 1012, 1014 and 1015 and residential
9 stairways in one and two family dwellings shall comply with International
10 Residential Code sections R311 and R312.

11 16.20.300. - Section 309.1 replaced—Infestation.

12 Section 309.1 of the International Property Maintenance Code is replaced
13 with the following:

14 309.1. Infestation. Structures shall be kept free from *infestation* by rodents,
15 insects, and other vermin. Structures in which insects, rodents, or other vermin are
16 found shall promptly be treated using *approved* extermination or removal processes
17 that will not be injurious to human health. After pest elimination, proper
18 precautions shall be taken to prevent re-infestation.

19 16.20.310. - Section 402.2 replaced—Common halls and stairways.

20 Section 402.2 of the International Property Maintenance Code is replaced
21 with the following:

22 402.2 Common halls and stairways. Every common hall and stairway shall
23 be lighted at all times with at least a 60-watt standard incandescent light bulb or
24 equivalent for each 200 square feet of floor area or equivalent illumination,
25 provided the spacing between lights is not greater than 30 feet. Means of egress,
26 including exterior means of egress, stairways shall be illuminated at all times when
27 the building space served by the means of egress is occupied, with a minimum of 1
28 foot-candle at floors, landings, ramps, and treads.

29 16.20.320. - Section 404.4.1 replaced—Room area.

30 Section 404.4.1 of the International Property Maintenance Code is replaced
31 with the following:

1 404.4.1 Room area. Every living room shall contain at least 120 square feet
2 and every bedroom shall contain at least 70 square feet.

3 16.20.330. - Section 404.5 replaced—Overcrowding.

4 Section 404.5 of the International Property Maintenance Code is replaced
5 with the following:

6 404.5 Overcrowding. The number of persons occupying a dwelling unit
7 shall not create conditions that, in the opinion of the code official, endanger the life,
8 health, safety or welfare of the occupants.

9 16.20.340. - Section 506.1 replaced—General.

10 Section 506.1 of the International Property Maintenance Code is replaced
11 with the following:

12 506.1 General. All plumbing fixtures shall be properly connected to a public
13 sewer system.

14 16.20.350. - Section 602.3 amended—Heat supply.

15 Section 602.3 of the International Property Maintenance Code is amended
16 by the following:

17 Insert the date “September 1st” to “May 1st” into the brackets.

18 16.20.360. - Section 602.4 amended—Occupiable work spaces.

19 Section 602.4 of the International Property Maintenance Code is amended
20 by the following:

21 Insert the date “September 1st” to “May 1st” into the brackets.

22 16.20.370. - Section 604.3.1.1 amended—Electrical equipment.

23 Section 604.3.1.1 of the International Property Maintenance Code is
24 amended by replacing the words “shall be repaired or replaced” with the words
25 “may be required to be repaired or replaced,” and replacing the reference to the
26 “International Building Code” with “adopted electrical code.”

27 16.20.380. - Section 604.3.2.1 amended—Electrical equipment.

28 Section 604.3.2.1 of the International Property Maintenance Code is
29 amended by replacing the words “shall be repaired or replaced” with the words
30 “may be required to be repaired or replaced,” and replacing the reference to the
31 “International Building Code” with “the adopted electrical code.”

1 16.20.390. - Section (F) 704.1.2 amended—Fire department connection.

2 Section (F) 704.1.2 of the International Property Maintenance Code is
3 amended by the addition of the words “Where required by the fire code official as
4 necessary to protect public safety” at the beginning of the first sentence.

5 16.20.400. - Section 705.1 replaced – General.

6 Section 705.1 of the International Property Maintenance Code is replaced
7 with the following:

8 705.1 General. Carbon monoxide detection must be provided in every
9 residential occupancy with a fuel fired appliance or fireplace or an attached garage
10 that has been offered for sale or changed ownership, or that has had interior
11 alterations, repairs, fuel fired appliance replacements, or additions that require a
12 permit, on or after July 1st, 2009. Carbon monoxide detection shall be installed in
13 every dwelling unit with a fuel fired appliance, fireplace or attached garage.

14 The detectors shall be installed within 15 feet of any sleeping area and may
15 be battery powered, hard wired or cord and plug type. Where a fuel-burning
16 appliance is located within a bedroom or its attached bathroom, a carbon monoxide
17 alarm shall be installed within the bedroom.

18 **Section 7. International Energy Conservation Code Adopted.**

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

21 16.22.010. - International Energy Conservation Code adopted.

22 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article
23 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
24 energy code of the City, by reference thereto, the International Energy Conservation
25 Code, 2018 Edition, published by the International Code Council, Inc., 4051 West
26 Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force
27 and effect as if set forth in this chapter in every particular, save and except such
28 portions as are added, amended, deleted, or replaced in this chapter. All references
29 in this code to the International Energy Conservation Code are to the edition
30 referenced above.

31 16.22.020. - Copies—Filing for public inspection.

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

9 16.22.030. - Section C101.1 amended—Title.

10 Section C101.1 of the International Energy Conservation Code is amended
11 by the insertion of “the City of Longmont” in the brackets.

12 16.22.040 Section C103.1 amended – Approval of construction documents.

13 Section C103.1 of the International Energy Conservation Code is amended
14 by the deletion of the first and second sentence and their replacement with the
15 following:

16 Submittal documents consisting of construction documents, and other data
17 shall be submitted with each application for a permit. The construction documents
18 shall be prepared by a registered design professional licensed in the State of
19 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

20 16.22.050. - Section C103.3.1 replaced—Approval of construction documents.

21 Section C103.3.1 of the International Energy Conservation Code is replaced
22 with the following:

23 When the building official issues a permit, the construction documents shall
24 be approved in writing or by a stamp which states, “APPROVED AS NOTED.”
25 One set of construction documents so reviewed shall be retained by the building
26 official. The other set shall be returned to the applicant, shall be kept at the site of
27 the work and shall be open to inspection by the building official or his or her
28 authorized representative. Printing of the approved electronic plans shall be the
29 responsibility of the owner or the owner’s authorized agent. These plans shall be
30 printed in color, in the original submitted format, shall be kept at the work site and

1 shall be available for inspection by the building official or his or her authorized
2 representative.

3 16.22.060. - Section C105.1 replaced—General.

4 Section C105.1 of the International Energy Conservation Code is replaced
5 with the following:

6 C105.1 General. Construction or work for which a permit is required shall
7 be subject to inspection by the building official and such construction or work shall
8 remain accessible and exposed for inspection purposes until approved. Approval as
9 a result of an inspection shall not be construed to be an approval of a violation of
10 the provisions of this code or of other ordinances of the jurisdiction. Inspections
11 presuming to give authority to violate or cancel the provisions of this code or of
12 other ordinances of the jurisdiction shall not be valid. It shall be the duty of the
13 owner or the owner's authorized agent to cause the work to remain accessible and
14 exposed for inspection purposes. Neither the building official nor the jurisdiction
15 shall be liable for expenses entailed in the removal or replacement of any material
16 required to allow inspection.

17 16.22.070. - Section C105.2.6 amended—Final inspection.

18 Section C105.2.6 of the International Energy Conservation Code is
19 amended by replacing the word "commissioning" in the second sentence with the
20 word "inspections," and deleting sentence three.

21 16.22.080. - Section C202 amended—Definitions.

22 Section C202 of the International Energy Conservation Code is amended by
23 the addition or revision of the following:

24 **CONDITIONED SPACE:** An area, room or space that is enclosed within
25 the building thermal envelope and that is directly heated or cooled or that is
26 indirectly heated or cooled. Spaces that are indirectly heated or cooled must
27 communicate through openings with conditioned spaces.

28 **HISTORIC BUILDING** is amended by the deletion of items 1 thru 3 and
29 the addition of the following:

- 30 1. Individually listed national or state register property
- 31 2. Contributing property in a national or state district

1 3. Designated local landmark

2 4. Contributing building in a local historic district

3 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the
4 following requirements:

5 In buildings of unusually tight construction, combustion air shall be
6 obtained from outside the sealed thermal envelope. In buildings of ordinary
7 tightness, insofar as infiltration is concerned, all or a portion of the combustion air
8 for fuel-burning appliances may be obtained from infiltration when the room or
9 space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as
10 Group R occupancies, constructed with permits issued on or after March 1, 1989,
11 are classified as buildings with unusually tight construction.

12 16.22.090. - Section C302.1 amended—Design conditions.

13 Section C302.1 of the International Energy Conservation Code is amended
14 by the addition of the following:

15 The residential design parameters shall be -2 degrees Fahrenheit heating
16 design and 91 degrees Fahrenheit cooling design.

17 Exception:

18 Boiler design parameters may be -10 degrees Fahrenheit heating design.

19 16.22.100. - Section C402.1.1 amended—Low energy buildings.

20 Section C402.1.1 of the International Energy Conservation Code is
21 amended by the addition of the following exceptions:

22 4. Seasonal buildings.

23 5. Equipment rooms without conditioned habitable space.

24 16.22.110. - Section C402.1.3 amended—Table C402.1.3.

25 Table C402.1.3 of the International Energy Conservation Code is amended
26 by the addition of footnote j. stating the following:

27 j. Re-roofing of existing buildings requiring insulation to be installed per
28 section C503.1 item 5, as amended, may be allowed to install an insulation value
29 of R-25 above the roof deck.

30 16.22.120. - Section C402.5 amended - Air leakage - thermal envelope
31 (mandatory).

1 Section C402.5 of the International Energy Conservation Code is amended
2 by the addition of the following exception:

3 Exception:

4 R-2 building or dwelling units 4 stories or more shall be tested and verified
5 as having an air leakage rate not exceeding 4 air changes per hour in Climate Zones
6 3 through 8. Testing shall be conducted in accordance with RESNET/ICC 380,
7 ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50
8 Pascals). Where required by the code official, testing shall be conducted by an
9 approved third party. A written report of the results of the test shall be signed by
10 the party conducting the test and provided to the code official. Testing shall be
11 performed at any time after creation of all penetrations of the building envelope.

12 During Testing:

13 1. Exterior windows and doors, fireplace and stove doors shall be closed,
14 but not sealed, beyond the intended weather stripping or other infiltration control
15 measures.

16 2. Dampers including but not limited to exhaust, intake, make-up air,
17 backdraft and flue dampers shall be closed, but not sealed beyond intended
18 infiltration control measures.

19 3. Interior doors, where installed at the time of the test, shall be open.

20 4. Exterior or interior terminations for continuous ventilation systems shall
21 be sealed.

22 5. Heating and cooling systems, where installed at the time of the test, shall
23 be turned off.

24 6. Supply and return registers, where installed at the time of the test, shall
25 be fully open.

26 16.22.130. - Section C403. 1.1 amended—Calculation of heating and cooling loads.

27 Section C403.1.1 of the International Energy Conservation Code is
28 amended by the addition of the following:

29 Residential dwelling unit heating and cooling equipment shall be sized in
30 accordance with ACCA Manual S based on building loads calculated in accordance
31 with ACCA Manual J or other approved heating and cooling calculation

1 methodologies and any duct systems serving that equipment shall be installed in
2 accordance with ACCA Manual D.

3 16.22.140. - Section C408 amended—System commissioning.

4 Section C408 of the International Energy Conservation Code is amended by
5 the deletion of sections C408.1, C408.2, C408.2.1, C408.2.4, C408.2.4.1,
6 C408.2.4.2, C408.2.5, C408.2.5.1, C408.2.5.2, and C408.3.2.

7 16.22.150. - Section R101.1 amended—Title.

8 Section R101.1 of the International Energy Conservation Code is amended
9 by the insertion of “the City of Longmont” in the brackets.

10 16.22.160. - Section R103.1 amended – General.

11 Section R103.1 of the International Energy Conservation Code is amended
12 by the deletion of the first and second sentence and their replacement with the
13 following:

14 Submittal documents consisting of construction documents, and other data
15 shall be submitted with each application for a permit. The construction documents
16 shall be prepared by a registered design professional licensed in the State of
17 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

18 16.22.170. - Section R103.3.1 replaced—Approval of construction documents.

19 Section R103.3.1 of the International Energy Conservation Code is replaced
20 with the following:

21 When the building official issues a permit, the construction documents shall
22 be approved in writing or by a stamp which states, “APPROVED AS NOTED.”
23 One set of construction documents so reviewed shall be retained by the building
24 official. The other set shall be returned to the applicant, shall be kept at the site of
25 the work and shall be open to inspection by the building official or his or her
26 authorized representative. Printing of the approved electronic plans shall be the
27 responsibility of the owner or the owner’s authorized agent. These plans shall be
28 printed in color, in the original submitted format, shall be kept at the work site and
29 shall be available for inspection by the building official or his or her authorized
30 representative.

31 16.22.180. - Section R202 amended—Definitions.

1 Section R202 of the International Energy Conservation Code is amended by
2 the addition or revision of the following:

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

7 CONDITIONED SPACE: An area, room, or space that is enclosed within
8 the building thermal envelope and that is directly heated or cooled or that is
9 indirectly heated or cooled. Spaces that are indirectly heated or cooled must
10 communicate through openings with conditioned spaces.

11 CONDITIONED SPACE: For energy purposes, space within a building
12 that is provided with heating and/or cooling equipment or systems capable of
13 maintaining, through design or heat loss/gain, 50 degrees Fahrenheit during the
14 heating season and 85 degrees Fahrenheit during the cooling season, or
15 communicates directly with a conditioned space. For mechanical purposes, an area,
16 room or space being heated or cooled by any equipment or approved heating
17 appliance.

18 HISTORIC BUILDING is amended by the deletion of items 1 thru 3 and
19 the addition of the following:

- 20 5. Individually listed national or state register property
- 21 6. Contributing property in a national or state district
- 22 7. Designated local landmark
- 23 8. Contributing building in a local historic district

24 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
25 requirements:

26 In buildings of unusually tight construction, combustion air shall be
27 obtained from outside the sealed thermal envelope. In buildings of ordinary
28 tightness, insofar as infiltration is concerned, all or a portion of the combustion air
29 for fuel-burning appliances may be obtained from infiltration when the room or
30 space has a volume of 50 cubic feet per 1,000 Btu/h input. Buildings classified as

1 Group R occupancies, constructed with permits issued on or after March 1, 1989,
2 are classified as buildings with unusually tight construction.

3 16.22.190. - Section R302.1 amended—Design conditions.

4 Section R302.1 of the International Energy Conservation Code is amended
5 by the addition of the following:

6 The residential design parameters shall be -2 degrees Fahrenheit heating
7 design and 91 degrees Fahrenheit cooling design.

8 Exception:

9 Boiler design parameters may be -10 degrees Fahrenheit heating design.

10 16.22.200. - Table R402.1.2 amended—Insulation and fenestration requirement
11 by component.

12 Table R402.1.2 is amended by adding an exception to footnote c. which
13 states, “insulate existing basement or crawl space walls to the level required when
14 the residence was constructed or R-10 insulation minimum whichever is greater.”

15 16.22.210. - Section R402.4.1 amended—Building thermal envelope.

16 Section R402.4.1 of the International Energy Conservation Code is
17 amended by replacing the first two sentences with the following:

18 The building thermal envelope shall comply with section R402.4.1.1. The
19 building thermal envelope shall be durably sealed to limit infiltration. The sealing
20 methods between dissimilar materials shall allow for differential expansion and
21 contraction. The following shall be caulked, gasketed, weather stripped or
22 otherwise sealed with an air barrier material, suitable film or solid material:

- 23 1. All joints, seams and penetrations
- 24 2. Site-built windows, doors and skylights
- 25 3. Openings between window and door assemblies and their respective
26 jambs and framing
- 27 4. Utility penetrations
- 28 5. Dropped ceilings or chases adjacent to the thermal envelope
- 29 6. Knee walls
- 30 7. Walls and ceilings separating a garage from conditioned space
- 31 8. Behind tubs and showers on exterior walls

- 9. Common walls between dwelling units
- 10. Attic access openings
- 11. Rim joist junction
- 12. All other sources of infiltration

16.22.220. - Section R403.6 amended—Mechanical ventilation.

Section R403.6 of the International Energy Conservation Code is amended by the addition of the following exception:

Exception:

Combustion air intake for natural draft vented water heaters.

Section 8. International Swimming Pool and Spa Code Adopted.

The Council amends the Longmont Municipal Code by adding chapter 16.28 to read as follows:

Chapter 16.28 – International Swimming Pool and Spa Code

16.28.010. - International Swimming Pool and Spa Code adopted.

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the pool and spa code of the City, by reference thereto, the International Swimming Pool and Spa Code, 2018 Edition, 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. All references in this code to the International Swimming Pool and Spa Code are to the edition referenced above.

16.28.020. - Copies of Code—Filing for public inspection.

At the time of adoption, one copy of the International Swimming Pool and Spa Code, published by the International Code Council Inc., certified to be a true copy is on file in the office of the city clerk and may be inspected by any interested person between the hours of 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

1 adopted, is available for sale at the office of the city clerk, at a price reflecting cost
2 to the city as established by the city manager, pursuant to this Municipal Code.

3 16.28.030. - Section 101.1 amended—Title.

4 Section 101.1 of the International Swimming Pool and Spa Code is
5 amended by insertion of “the City of Longmont” in the brackets.

6 16.28.040. - Section 105.3 amended Construction documents.

7 Section 105.3 of the International Swimming Pool and Spa Code is
8 amended by the deletion of sentence one and two and replaced with the following:

9 Submittal documents consisting of construction documents, and other data
10 shall be submitted as per the City of Longmont’s requirements with each
11 application for permit. The construction documents shall be prepared by a
12 registered design professional licensed in the State of Colorado unless otherwise
13 exempt as per section 12-25-303, C.R.S.

14 16.28.050. - Section 105.5.1 replaced—Approved construction documents.

15 Section 105.5.1 of the International Swimming Pool and Spa Code is
16 replaced with the following:

17 105.5.1. When the building official issues a permit, the construction
18 documents shall be approved in writing or by a stamp which states “APPROVED
19 AS NOTED.” One set of construction documents so reviewed shall be retained by
20 the building official. The other set shall be returned to the applicant, shall be kept
21 at the site of the work and shall be open to inspection by the building official or his
22 or her authorized representative. Printing of the approved electronic plans shall be
23 the responsibility of the owner or the owner’s authorized agent. These plans shall
24 be printed in color, in the original submitted format, shall be kept at the work site
25 and shall be available for inspection by the building official or his or her authorized
26 representative.

27 16.28.060. - Section 105.6.2 amended—Fee schedule.

28 Section 105.6.2 of the International Swimming Pool and Spa Code is
29 amended by the addition of the following:

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

1 16.28.070. - Section 105.6.3 replaced—Fee refunds.

2 Section 105.6.3 of the International Swimming Pool and Spa Code is
3 replaced with the following:

4 105.6.3 Fee Refunds. The building official shall refund any fee paid
5 hereunder which was erroneously paid or collected. Where no work has been done
6 under a permit, the permittee may forfeit the permit and receive a refund of 80
7 percent of the permit fee paid. Where an applicant has paid a plan review fee for a
8 permit under this chapter, and then withdrawn or canceled the application before
9 plan review concluded, the building official shall refund the applicant 80 percent
10 of the plan review fee paid, less any City expenses for plan review by an outside
11 consultant. The building official shall not authorize refunding of any fee paid except
12 on written application filed by the original permittee not later than 180 days after
13 the date of the fee payment.

14 16.28.080 Section 107 amended--Violations.

15 Sections 107.1 through 107.4 of the International Swimming Pool and Spa
16 Code are replaced with the following:

17 107.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
18 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
19 structure, or cause or permit the same to be done, in violation of this code.

20 107.2 Notice of violation. Any person committing or permitting a violation
21 of this code commits a separate offense for each day or part of a day during which
22 the violation exists. Offenses are punishable according to chapter 1.12 of the
23 Longmont municipal code.

24 107.3 Prosecution of violation. In addition to any other penalties, any
25 violation of this code is a public nuisance and shall be enjoined by a court of
26 competent jurisdiction. Nothing in this code shall prevent the city attorney from
27 seeking appropriate legal or equitable relief from any court of competent
28 jurisdiction.

29 107.4 Violation, penalties. Imposition of one penalty for any violation shall
30 not excuse the violation nor permit it to continue, and all such persons shall correct
31 or remedy such violations or defect within a reasonable time.

1 16.28.090. - Section 108.1 replaced—Application for appeal.

2 Section 108.1 of the International Swimming Pool and Spa Code is replaced
3 with the following:

4 108.1 Application for appeal. For provisions relating to the Board of
5 Appeals, see chapter 16.30 of the Longmont Municipal Code.

6 16.28.100. - Section 304.1 amended--General.

7 Section R304.1 of the International Swimming Pool and Spa Code is
8 amended by deleting this section and replacing it with: See Title 20 of the
9 Longmont Municipal Code for provisions regarding flood hazard areas.

10 16.28.110. - Section 306.4 replaced—Deck steps handrail required.

11 Section 306.4 of the International Swimming Pool and Spa Code is replaced
12 with the following:

13 306.4 See the International Building Code or International Residential Code
14 for handrail and guard rail requirements.

15 16.28.120. - Section 410.1 replaced – Toilet facilities.

16 Section 410.1 of the International Swimming Pool and Spa Code is replaced
17 with the following:

18 410.1 Class A, B and C pools shall be provided with toilet facilities having
19 the required number of plumbing fixtures (per bather load) in accordance with the
20 International Building Code or the International Plumbing Code.

21 16.28.130. - Section 107 replaced—Violations.

22 Sections 107.1 through 107.4 of the International Swimming Pool and Spa
23 Code are replaced with the following:

24 107.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
25 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
26 structure, or cause or permit the same to be done, in violation of this code.

27 107.2 Notice of violation. Any person committing or permitting a violation
28 of this code commits a separate offense for each day or part of a day during which
29 the violation exists. Offenses are punishable according to chapter 1.12 of the
30 Longmont Municipal Code.

1 107.3 Prosecution of violation. In addition to any other penalties, any
2 violation of this code is a public nuisance and shall be enjoined by a court of
3 competent jurisdiction. Nothing in this code shall prevent the city attorney from
4 seeking appropriate legal or equitable relief from any court of competent
5 jurisdiction.

6 107.4 Violation, penalties. Imposition of one penalty for any violation shall
7 not excuse the violation nor permit it to continue, and all such persons shall correct
8 or remedy such violations or defect within a reasonable time.

9 16.28.140. - Section 108 replaced—Means of appeal.

10 Section 108 of the International Swimming Pool and Spa Code is replaced
11 with the following:

12 108.1 Application for appeal. For provisions relating to the board of
13 appeals, see chapter 16.30 of the Longmont Municipal Code.

14 16.28.150. - Section 301.1.3. amended—Covers.

15 Section 301.1.3 of the International Swimming Pool and Spa Code is
16 amended by deleting sentence one and inserting the following:

17 Outdoor heated pools and outdoor spas heated to 90 degrees Fahrenheit or
18 higher shall be provided with a vapor-retardant cover.

19 16.28.160. - Section 304.1 replaced—General.

20 Section 304.1 of the International Swimming Pool and Spa Code is replaced
21 with the following:

22 304.1. See chapter 20 of the Longmont Municipal Code for provisions
23 regarding flood hazard areas.

24 16.28.170. - Section 306.4 replaced—Deck steps handrail required.

25 Section 306.4 of the International Swimming Pool and Spa Code is replaced
26 with the following:

27 306.4. See the International Building Code or International Residential
28 Code for handrail and guardrail requirements.

29 **Section 9. The International Existing Building Code Adopted.**

30 Chapter 16.40 of the Longmont Municipal Code is hereby repealed and reenacted to read
31 as follows:

1 16.40.010. - International Existing Building Code adopted.

2 Pursuant to Part 2 of Article 16 of Title 31 C.R.S., as amended, and Article
3 IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the
4 existing building code of the City, by reference thereto, the International Existing
5 Building Code 2018 Edition, including Resource chapter A., published by the
6 International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills,
7 IL 60478, that code to have the same force and effect as if set forth herein in every
8 particular, save and except such portions as are deleted, modified, substituted or
9 amended in this chapter. The subject matter of the adopted code includes minimum
10 standards applicable to existing structures in order to preserve and upgrade the
11 inventory of such existing structures in the community in order to serve the public
12 health, safety and general welfare. All references in this code to the International
13 Existing Building Code are to the edition referenced above.

14 16.40.020. - Copies—Filed for public inspection.

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

23 16.40.030. - Section 101.1 amended—Title.

24 Section 101.1 of the International Existing Building Code is amended by
25 the insertion of “the City of Longmont” in the brackets.

26 16.40.040. - Section 101.2 amended—Scope.

27 Section 101.2 of the International Existing Building Code is amended by
28 the addition of the following:

29 All residential dwelling units must be equipped with smoke detection per
30 the International Building Code and the International Residential Code and carbon

1 monoxide detection per the International Building Code, the International
2 Residential Code and state law and regulations as applicable.

3 16.40.050. - Section 104.10.1 replaced—Flood hazard areas.

4 Section R104.10.1 of the International Existing Building Code is replaced
5 with the following:

6 See Title 20 of the Longmont Municipal Code for provisions regarding
7 flood hazard areas.

8 16.40.060 Section 105.5 – replaced – Expiration.

9 Section 105.5 of the International Existing Building Code is replaced with
10 the following:

11 Section 105.5 Expiration. Every building permit issued pursuant to the
12 International Existing Building Code shall expire and be of no further force and
13 effect if the work authorized by such building permit has not had at least one
14 required inspection within 180 days from the issue date of such building permit. A
15 building permit shall also expire and be of no further force or effect if no further
16 required inspection of the work authorized by such building permit has occurred
17 within 180 days of a prior inspection. The building official is authorized to grant,
18 in writing, one or more extensions of time for periods not more than 180 days each.
19 The extension shall be requested in writing and justifiable cause demonstrated.

20 16.40.070 Section 106.1 amended – General.

21 Section 106.1 of the International Existing Building Code is amended by
22 the deletion of the first and second sentence and their replacement with the
23 following:

24 Submittal documents consisting of construction documents and other data
25 shall be submitted with each application for a permit. The construction documents
26 shall be prepared by a registered design professional licensed in the State of
27 Colorado unless otherwise exempt under section 12-25-303, C.R.S.

28 16.40.080. - Section 106.3.1 replaced—Approval of construction documents.

29 Section 106.3.1 of the International Existing Building Code is replaced with
30 the following:

1 103.3.1 Approval of construction documents. When the building official
2 issues a permit, the construction documents shall be approved, in writing or by a
3 stamp which states, "APPROVED AS NOTED." One set of construction
4 documents so reviewed shall be retained by the building official. The other set shall
5 be returned to the applicant, shall be kept at the site of the work and shall be open
6 to inspection by the building official or his or her authorized representative. Printing
7 of the approved electronic plans shall be the responsibility of the owner or the
8 owner's authorized agent. These plans shall be printed in color, in the original
9 submitted format, shall be kept at the work site and shall be available for inspection
10 by the building official or his or her authorized representative.

11 16.40.090. - Section 112 replaced—Board of appeals.

12 Section 112 of the International Existing Building Code is replaced with the
13 following:

14 For provisions relating to the board of appeals, see chapter 16.30 of the
15 Longmont Municipal Code.

16 16.40.100. - Section 113 amended—Violations.

17 Sections 113.1 through 113.4 of the International Existing Building Code
18 are replaced with the following:

19 113.1 Unlawful acts. It is unlawful for any person to erect, install, alter,
20 repair, relocate, add to, replace, demolish, use, occupy or maintain any building or
21 structure, or cause or permit the same to be done, in violation of this code.

22 113.2 Violation. Any person committing or permitting a violation of this
23 code commits a separate offense for each day or part of a day during which the
24 violation exists. Offenses are punishable according to chapter 1.12 of the
25 Longmont Municipal Code.

26 113.3 Violation penalties. Imposition of one penalty for any violation shall
27 not excuse the violation nor permit it to continue, and all such persons shall correct
28 or remedy such violations or defect within a reasonable time.

29 113.4 Prosecution of violation. In addition to any other penalties, any
30 violation of this code is a public nuisance and shall be enjoined by a court of
31 competent jurisdiction. Nothing in this code shall prevent the city attorney from

1 seeking appropriate legal or equitable relief from any court of competent
2 jurisdiction.

3 16.40.110. - Section 202 amended—Definitions.

4 Section 202 of the International Existing Building Code is amended by the
5 addition or revision of the following:

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

10 CHILD/CHILDREN: A person twelve years of age or younger.

11 HISTORIC BUILDING is amended by the deletion of items 1 thru 3 and
12 the addition of the following:

- 13 1. Individually listed national or state register property
- 14 2. Contributing property in a national or state district
- 15 3. Designated local landmark
- 16 4. Contributing building in a local historic district

17 16.40.120. - Section 301.3.1 deleted—Prescriptive compliance method.

18 Section 301.3.1 of the International Existing Building Code is deleted in its
19 entirety.

20 16.40.130. - Section 301.3.3 deleted—Performance compliance method.

21 Section 301.3.3 of the International Existing Building Code is deleted in its
22 entirety.

23 16.40.140. - Chapter 5 deleted—Prescriptive compliance method.

24 Chapter 5 of the International Existing Building Code is deleted in its
25 entirety.

26 16.40.150. - Section 601.2 amended—Work area.

27 Section 601.2 of the International Existing Building Code is amended by
28 the addition of the following sentence:

29 When within any 24 month period, renovation, remodeling, modification or
30 additions to any existing occupancy exceeds 50% of the floor area, the entire

1 occupancy shall comply with the requirements of chapter 9 of the International Fire
2 and the International Existing Building Codes.

3 16.40.160. - Section 703.1 amended—Fire protection.

4 Section 703.1 of the International Existing Building Code is amended by
5 replacing the word “provided” with the word “required.”

6 16.40.170. - Section 705.1 replaced—General.

7 Section 705.1 of the International Existing Building Code is replaced with
8 the following:

9 705.1 General. Materials used for recovering or replacing an existing roof
10 covering shall comply with chapter 15 of the International Building Code as
11 amended, or chapter 9 of the International Residential Code as amended.

12 16.40.180. - Section 801.3 amended—Compliance.

13 Section 801.3 of the International Existing Building Code is amended by
14 the addition of an exception 7 which shall read as follows:

15 7. Existing basement construction with ceiling heights below 6’8” in
16 height shall not be considered habitable space and are not subject to variances from
17 the Master Board of Appeals. The building official shall allow existing basements
18 with ceiling height between 6’8” and 7’0” to be finished and or occupied as
19 habitable space provided he or she determines there is no technically feasible
20 solution to comply with the required ceiling height.

21 16.04.190. - Section 803.2 amended—Automatic sprinkler systems.

22 Section 803.2 of the International Existing Building Code is amended by
23 addition of the following three exceptions:

24 Exception:

25 1. Group E, day care facilities. Five or fewer children in a dwelling unit.
26 A facility such as the one described in section 305.2.3 in the International Building
27 Code within a dwelling unit and having five or fewer children receiving such day
28 care shall be classified as a Group R-3 occupancy or shall comply with the
29 International Residential Code.

30 2. Institutional Group I-4, day care facilities. Five or fewer children
31 receiving care in a dwelling unit. A facility such as the one described in section

1 308.5.4 in the International Building Code within a dwelling unit and having five
2 or fewer children receiving custodial care shall be classified as a Group R-3
3 occupancy or shall comply with the International Residential Code.

4 3. Residential Group R-3, care facilities. Care facilities that provide
5 accommodations for five or fewer children receiving care located within a single
6 family dwelling shall comply with the International Residential Code.

7 16.40.200. - Section 803.2.2 amended—Groups A, B, E, F-1, H, I, M, R-1, R-2, R-
8 4, S-1, and S-2.

9 Section 803.2.2 of the International Existing Building Code is amended by
10 the deletion of the following wording in sentence one:

11 “shared by more than one tenant or that have exits or corridors.”

12 16.40.210. - Section 809.1 amended—Compliance with the building code.

13 Section 809.1 of the International Existing Building Code is amended with
14 the addition at the end of the sentence with the following:

15 For increased demand for food handling or chemical waste see section 1010
16 of this code.

17 16.40.220. - Section 904.2.2 amended—Automatic fire detection.

18 Section 904.2.2 of the International Existing Building Code is amended
19 with the addition of the following:

20 Where mixed use buildings include one and two family dwellings, an
21 automatic fire detection system shall be installed in the residential units and any
22 adjacent tenant space within the building.

23 16.40.230. - Section 1011.2 amended—Fire protection system.

24 Section 1011.2 of the International Existing Building Code is amended by
25 addition of the following three exceptions:

26 Exceptions:

27 1. Group E, day care facilities. Five or fewer children in a dwelling unit.
28 A facility such as the one described in section 305.1 in the International Building
29 Code within a dwelling unit and having five or fewer children receiving such day
30 care shall be classified as a Group R-3 occupancy or shall comply with the
31 International Residential Code.

1 2. Institutional Group I-4, day care facilities. Five or fewer children
2 receiving care in a dwelling unit. A facility such as the one described in section
3 308.6.4 in the International Building Code within a dwelling unit and having five
4 or fewer children receiving custodial care shall be classified as a Group R-3
5 occupancy or shall comply with the International Residential Code.

6 3. Residential Group R-3 care facilities. Care facilities that provide
7 accommodations for five or fewer children receiving care located within a single
8 family dwelling shall comply with the International Residential Code.

9 16.40.240. - Section 1011.2.1 amended—Fire sprinkler system.

10 Section 1011.2.1 of the International existing Building Code is amended
11 with the following exception:

12 Exception:

13 Where the change of occupancy to a grade level Group A occupancy meets
14 all of the following:

- 15 1. Total area of occupancy change is not more than 2,500 square feet.
- 16 2. Occupant load of the public use area is less than 100.
- 17 3. The total area where the occupancy change occurs must be detected
18 throughout with an automatic fire alarm and detection system.

19 16.40.250. - Section 1401.2 amended—Conformance.

20 Section 1401.2 of the International Existing Building Code is amended by
21 replacing sentence one with the following:

22 The building shall be made safe for human occupancy as determined by the
23 International Fire Code, International Property Maintenance Code, and the
24 International Energy Conservation Code.

25 Section 1401.2 of the International Existing Building Code is further
26 amended by the addition of the following sentence:

27 A pre-move inspection by the City of Longmont Building Inspection
28 Division and a performance bond by the contractor are required prior to the building
29 being moved.

30 16.40.260. - Chapter 14 deleted—Performance compliance method.

1 Chapter 14 of the International Existing Building Code is deleted in its
2 entirety.

3 16.40.270. - Chapter 15 deleted—Construction safeguards.

4 Chapter 15 of the International Existing Building Code is deleted in its
5 entirety (refer to IBC chapter 33).

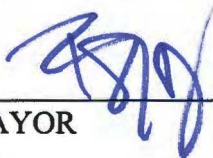
6 Section 10. Validity.

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

18 Introduced this 18th day of December, 2018.

19 Passed and adopted this 8th day of January, 2019.

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MAYOR



ATTEST:



CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
7:00 P.M. ON THE 8TH DAY OF JANUARY, 2019, IN THE LONGMONT
COUNCIL CHAMBERS.

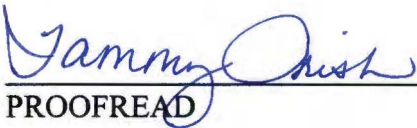
1 APPROVED AS TO FORM:

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ASSISTANT CITY ATTORNEY

12/19/18
DATE



PROOFREAD

12/19/2018
DATE

APPROVED AS TO FORM AND SUBSTANCE:



ORIGINATING DEPARTMENT

12-21-18
DATE

CA File: 18-000077