

ORDINANCE NO. 690

AN ORDINANCE AMENDING CURRENTLY EFFECTIVE BUILDING CODES, PREVIOUSLY ADOPTED BY THE TOWN OF HAYDEN TO CONFORM TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION, INCLUDING APPENDIX CHAPTERS C, E, G, AND J; INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, INCLUDING APPENDIX CHAPTER E; INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; NATIONAL ELECTRICAL CODE, AS CURRENTLY ADOPTED BY THE STATE OF COLORADO; INTERNATIONAL MECHANICAL CODE, 2015 EDITION; INTERNATIONAL PLUMBING CODE, 2015 EDITION, INCLUDING APPENDIX CHAPTERS B,C, D, E;; INTERNATIONAL FUEL GAS CODE, 2015 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION, ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES AND BUILDING SERVICE EQUIPMENT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

with standards, amendments and additions thereto (collectively referred to herein as "Building Codes"); and

RECITALS

1. Colorado Revised Statutes § 31-16-201 to 208 provide that municipalities may adopt certain codes and standards by reference.
2. Pursuant to CRS § 31-16-204, the Council may alter and amend any building code.
3. the Town of Hayden, Town Council, did adopt Ordinance 660 adopting with certain amendments the International Building Code, 2009 Edition.
4. Notice of the hearing shall be published in a newspaper of general circulation in the adopting municipality, once at least ten days preceding the hearing; if there is no such newspaper, the notice shall be posted in the same manner as provided for the posting of a proposed ordinance; the notice shall state the time and place of the hearing.
5. Notice of the public hearing was published in the Steamboat Pilot & Today on and the required public hearing before the Council was held on all in accordance with CRS § 31-16-203 and the Town of Hayden Home Rule Charter.
6. The International Code Council and similar bodies have updated and improved the codes.

Section 105.2 Work exempt from permit, is amended as follows:

Section 105.5 Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit request shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section 109.2 Schedule of fees, is amended by adding a second paragraph to read as follows:

The fee for each permit shall be as set forth in the latest adopted fee schedule as adopted by the Town of Hayden.

Section 116.1 Unsafe structures and equipment, is amended by adding a second paragraph to read as follows:

The Building Official may use the Uniform Code for Abatement of Dangerous Buildings, as adopted, to provide a just, equitable and practicable method to be cumulative with and in addition to any other remedy provided by this code.

Section 901.1 Scope, is amended to add a second paragraph as follows:

3009.1 General. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.

3009.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Appendix Section J103.3, Grading fees, is added to read as follows:

When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for review. A grading permit fee shall be paid at permit issuance. Said plan review and grading permit fees shall be as set forth in the latest adopted fee schedule as adopted by the Town of Hayden.

B. International Residential Code Adoption

"There is hereby adopted by the Town of Hayden, for the purpose of providing minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of one and two-family dwellings within the Town, that certain code known as the International Residential Code, 2015 Edition, including Appendix Chapter E and G, and Appendix Q of 2018 International Residential Code, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills IL, 60478. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section". This adoption is subject to the amendments set forth herein.

International Residential Code Amendments and Deletions.

The International Residential Code, 2015 edition, is amended as follows:

The following sections and paragraphs or subparagraphs of the 2015 International Residential Code are hereby amended or deleted as follows:

(1) **International Residential Code** is amended by replacing all references to "International Fire Code" with "adopted fire code".

(2) **International Residential Code** is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State of Colorado.

Section R108.2 Schedule of fees, is amended by adding a second paragraph to read as follows:

The fee for each permit shall be as set forth in the latest adopted fee schedule as adopted by the Town of Hayden.

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is completed as follows:

- Roof Snow Load 50 PSF with no reductions.
- Climate Zone 7
- Wind Speed – 115 MPH (ultimate design wind speed)
- Topographic Effects – No
- Seismic Design Category – B
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frostline Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design Temperature – -15°F (-26°C)
- Ice Shield Underlayment Required – Yes
- Flood Hazards – FIRM, February 4, 2005
- Air Freezing Index – Steamboat 2239
- Mean Annual Temperature – 40-45°F (4.5-7.2°C)

Section R302.3 Two family dwellings, Exception 2, is hereby deleted.

Section R311.7.11 Alternating tread devices, is added to read as follows:

Alternating tread stairways may serve as an exit from an area not to exceed 200 square feet. Alternating tread stairways shall have a minimum projected tread of 8.5

Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All Tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R1004.4 Unvented gas log heaters, is hereby deleted.

Chapter 11 Energy Efficiency. Delete this chapter in its entirety and replace with:
All buildings governed by the IRC shall comply with the 2009 Energy Conservation Code Chapter 4.

Section G2406.2 (303.3) Prohibited locations. Exception 3, is hereby deleted.

Section G2406.2 (303.3) Prohibited locations. Exception 4, is hereby deleted.

Section G2406.2 (303.7) Liquid propane gas appliance in a pit or basement, is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Section G2415.10, Minimum burial depth, is amended by the addition of the following:

"All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade."

Section G2420.5.3 (409.5.3) Located at manifold, is hereby deleted.

Section G2433 (603) Log Lighters, is hereby deleted.

Section G2445.2 (621.2) Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

LOFT. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of Section AV104, and used as a living or sleeping space.

TINY HOUSE. A *dwelling* which is 400 or less square feet (37 m²) in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a *ceiling height* not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 foot 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²)

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AV104.2.1 through AV104.2.4

AQ104.2.4 Ships ladders. *Ships ladders* accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.3 Loft guards. Loft *guards* shall be located along the open side(s) of *lofts* located more than 30 inches (762 mm) above the main floor. Loft *guards* shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for *emergency escape and rescue openings*.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

C. International Existing Building Code Adoption

"There is hereby adopted by the Town of Hayden, for the purpose of providing minimum life safety requirements for all existing buildings within the Town that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2015 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills IL, 60478 . The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section". This adoption is subject to the amendments set forth herein.

International Existing Building Code Amendments.

The International Existing Building Code, 2015 Edition, is amended as follows:

The following sections and paragraphs or subparagraphs of the 2015 International Existing Building Code are hereby amended or deleted as follows:

Section 103.1 General, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 106.5.2 Fee schedule, is amended by adding a second paragraph to read as follows:

The fee for each permit shall be as set forth in the latest adopted fee schedule as adopted by the Town of Hayden.

Section 303.3 Prohibited locations, a second paragraph is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Section 903.3 Unvented gas log heaters, delete.

G. International Plumbing Code Adoption.

"There is hereby adopted by the Town of Hayden, for the purpose of regulating and controlling design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of any plumbing system within the Town, that certain code known as the International Plumbing Code, 2015 Edition, including Appendices B, C, D, E, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills IL, 60478. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section". This adoption is subject to the amendments set forth herein.

an 18-inch (457 mm) water seal. The inlet shall extend to a minimum of 6-inches (152 mm) below the water level of the interceptor. Sand and oil separators shall have a minimum capacity of 6 cubic feet (0.168 m³) for the first 100 square feet (9.3 m²) of area to be drained, plus 1 cubic foot (0.028 m³) for each additional 100 square feet (9.3 m²) of area to be drained into the separator.

Section 1003.4.2.2 Garages and service stations, is hereby deleted.

H. International Fuel Gas Code Adoption.

"There is hereby adopted by the Town of Hayden, for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the Town, that certain code known as the International Fuel Gas Code, 2015 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills IL, 60478. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section". This adoption is subject to the amendments set forth herein.

International Fuel Gas Code Amendments and Deletions.

The International Plumbing Code, 2015 Edition, is amended as follows:

The following sections and paragraphs or subparagraphs of the 2015 International Fuel Gas Code are hereby amended or deleted as follows:

Section 103.1 General, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 106.5.2 Fee schedule, is amended by adding a second paragraph to read as follows:

The fee for each permit shall be as set forth in the latest adopted fee schedule as adopted by the Town of Hayden.

Section 303.3, Prohibited locations, Exception 3, delete.

Section 303.3, Prohibited locations, Exception 4, delete.

Section 303.3, Prohibited locations, a second paragraph is added to read as follows:

(2) **International Energy Conservation Code** is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State of Colorado.

(3) International Energy Conservation Code Section 101.1 (Title) is amended by the addition of the term "Town of Hayden" where indicated.

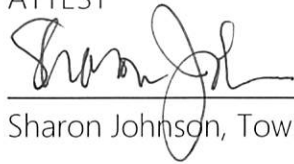
Section 2: Severability. If any part or parts, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of the Ordinance.

Section 3: Effective Date. This ordinance shall be in full force with an effective of January 1st, 2019.

Section 4. Public Hearing.

INTRODUCED, READ, AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3 (d) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 8th DAY OF OCTOBER 2018.

ATTEST



Sharon Johnson, Town Clerk




James M. Haskins, Mayor

FINALLY ADOPTED, PASSED, APPROVED, AND ORDERED PUBLISHED PURSUANT TO SECTION 3-3 (h) OF THE HAYDEN HOME RULE CHARTER, BY THE TOWN COUNCIL OF THE TOWN OF HAYDEN, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF HAYDEN, ON THE 25th DAY OF OCTOBER 2018.

ATTEST



Sharon Johnson, Town Clerk




James M. Haskins, Mayor