

ORDINANCE NO. 06

Series of 2022

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ADOPTING, AS AMENDED, THE 2021 EDITIONS OF CERTAIN INTERNATIONAL AND NATIONAL CODES REGARDING CONSTRUCTION BUILDING AND REGULATION.

WHEREAS, Title 060 of the Glenwood Springs Municipal Code regulates all construction, reconstruction, repair, remodeling, or other construction activity within the City of Glenwood Springs (“Glenwood Springs” or the “City”) by the adoption of certain International and National Codes; and

WHEREAS, to maintain consistency with other jurisdictions and to appropriately regulate current building practices, the City has made it a standard practice to periodically review and update the City’s construction building codes; and

WHEREAS, the International and National Codes adopted by reference in Title 060 of the Municipal Code were last revised in 2017; and

WHEREAS, in the past months, the Building and Fire Department staffs, have discussed, analyzed and recommend the adoption, with amendment, of the 2021 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Property Maintenance Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, and the International Swimming Pool and Spa Code, and of the 2020 editions of the National Electrical Code and National Electrical Safety Code; and

WHEREAS, City Council finds that adoption of the International and National Codes listed above with the proposed Code amendments is consistent with the City’s Comprehensive Plan, other adopted City plans, the Municipal Code, and the City’s goals and policies; and

WHEREAS, the City Charter of the City of Glenwood Springs requires that an ordinance be enacted to effectuate the amendments.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The recitals above are hereby adopted as findings.

Section 2. The Glenwood Springs City Council hereby repeals and reenacts Title 060 of the Glenwood Springs Municipal Code in its entirety, consistent with **Exhibit A**, attached and incorporated by this reference.

Section 3. Any and all ordinances or parts of ordinances in conflict herewith shall hereby be repealed to the extent of the conflict only.

INTRODUCED, READ ON FIRST READING, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 17th DAY OF FEBRUARY 2022.

CITY OF GLENWOOD SPRINGS, COLORADO



Jonathan Godes, Mayor

ATTEST:



Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY TO BE EFFECTIVE 90 DAYS FOLLOWING THE DATE OF SECOND PUBLICATION THIS 3rd DAY OF MARCH 2022.

CITY OF GLENWOOD SPRINGS, COLORADO



Jonathan Godes, Mayor

ATTEST:



Ryan Muse, City Clerk

TITLE 060

CONSTRUCTION BUILDING CODES AND REGULATIONS

ARTICLE 060.010 IN GENERAL

060.010.010 Applicability.

The provisions of this Title shall regulate all construction, reconstruction, repair, remodeling, or other construction activity within the City. Such provisions are necessary to protect and preserve the health, safety, and welfare of the inhabitants of the City.

060.010.020 Copies of Codes.

Copies of all codes adopted by reference in this Title are available for inspection in the office of the City Clerk at 101 W. 8th Street, Glenwood Springs, Colorado. Copies of said codes are usually available for sale at the office of the City Clerk or the Building Official for the City at a cost to be established by the City Manager.

060.010.030 Liability to City.

Nothing in this Title, including, but not limited to, the adoption of the various construction building codes and the authorization of inspections by the City, shall be construed as imposing on the City or any city official or employee any liability or responsibility for injury or damage to a person caused by anything required or not required by such construction building codes or caused by reason of inspections or the lack thereof authorized by this Title or caused by the issuance or lack thereof of a certificate of occupancy or other similar document.

060.010.040 Compliance with Laws.

All work performed pursuant to this Title shall be in conformity with all applicable provisions of the Municipal Code, ordinances of the City and state and federal statutes, codes, rules, and regulations unless such state and federal statutes, codes, rules, and regulations have been superseded by the provisions of this Title.

060.010.050 Violations.

Any person violating any of the provisions of this Title or any lawful rule, regulation, or order of the City or its Building Official shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.

060.010.060 Conflicts.

If the provisions of the construction building codes, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

ARTICLE 060.020 INTERNATIONAL BUILDING CODE

060.020.010 International Building Code and Standards Adopted; Penalty for Violation.

- (a) For purposes of regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures in the City of Glenwood Springs, the International Building Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted except as it is amended in this article.

(b) *Appendices adopted.*

Appendix	Title
Appendix C	Group U-Agricultural Buildings
Appendix E	Supplementary Accessibility Requirements
Appendix G	Flood-Resistant Construction
Appendix I	Patio Covers
Appendix J	Grading

Only the appendices contained within these chapters, as specifically listed herein, are adopted.

- (c) All International Building Code Standards, which are referred to in the various parts of the International Building Code, as adopted in this section, are hereby adopted.
- (d) Any person violating any of the provisions of the International Building Code, as adopted in this section, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (e) Unless indicated otherwise, all references in the Municipal Code to the International Building Code shall be deemed to include the International Building Code, the International Building Code Appendices and the International Building Code Standards as referred to in this Title and as adopted in this section.

060.020.020 Amendments to the International Building Code:

CHAPTER 1—ADMINISTRATION

§101.1 Title.

These regulations shall be known as the Building Code of Glenwood Springs, hereinafter referred to as "this code."

§104.1 General.

The Building official or any authorized representative, is hereby authorized and directed to enforce all provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all the provisions of this code is neither intended or implied. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this code.

§104.8 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§104.8.1 Legal defense.

Any suit instituted against an officer, employee, or authorized representative because of an act performed by that officer, employee, or authorized representative in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the

proceedings. The Building Official or any subordinate, acting in good faith, shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

§105.2 Work exempt from permit.

THIS SECTION TO REMAIN AS IS, EXCEPT THE AMENDMENTS TO THE EXCEPTIONS NOTED BELOW:

Building:

Exception 2. Fences not over 6 feet high.

Electrical:

All electrical permits, inspections, and requirements are as per State of Colorado requirements.

§105.5 Expiration.

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Permits must pass a required inspection during every 180-day period after each inspection in order not to be considered suspended or abandoned. On expired permits, before such work can be recommenced, a re-issued or new permit shall be obtained. The Building Official is authorized to grant no more than two extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. No permit shall be extended more than twice nor beyond 4½ years from the date of issuance of such permit.

§107.1 General (Submittal Documents).

The Building Official shall not issue any permit unless the plans and specifications for such proposed erection, construction, reconstruction, alteration, or remodeling conform to the regulations and restrictions in the International Building Code. All plans and specifications for such proposed erection, construction, reconstruction, alteration, or remodeling shall bear the seal of an architect or engineer licensed by the State of Colorado, unless the preparation of plans and specifications is exempted by C.R.S. § 12-120-403. Such plans and specifications prepared by architectural or engineering sub disciplines shall be so designated and shall bear the seal and signature of the architect or engineer for that sub discipline.

§107.2.6.2 Additional site plan requirements.

A survey of the building lot may be required by the Building Official to verify that the structure is located in accordance with the approved site plans. A site development plan shall be submitted with any building permit application which involves the construction of a new building or the expansion of an existing building. The site development plan shall be submitted in duplicate, shall be drawn to scale, and shall show the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot with reference to legally established property lines, building envelope, setbacks, easements, and such other information as may be necessary to provide for the enforcement of the Municipal Code. Prior to issuance of a building permit, the Building Official may require monumentation of property boundaries and corners, or a foundation location certificate within 7 days of completion of the foundation, in accordance with the standards set forth in C.R.S. 38-51-101 et seq., as amended, in order to fulfill the purposes of this section. A record of all site development plans and other survey information shall be kept in the office of the Building Official.

§107.6 Proof of water and sewer.

The applicant shall provide documentation and proof that water and sewer taps have been obtained from appropriate utility district when the property will be served by the district.

§109.2 Schedule of Permit Fees.

A fee for each building permit shall be paid to the Building Official as set forth in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§109.3 Building permit valuations.

The applicant for a permit shall provide an estimated permit building construction value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued such as gas, mechanical, plumbing, equipment and permanent systems. Electrical valuation shall be provided as a separate value. A determination of value or valuation under any of the provisions of this code shall be made by the Building Official based on the Valuation Schedule published in the "Building Safety Journal" magazine by the International Code Council. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued. The Building Official shall use the higher of these valuations. Final building permit valuation shall be set by the Building Official.

The Building Official may waive the building permit fee for any public entity when such entity is applying for a building permit for a governmental use or a proprietary purpose.

§109.4 Work Commencing Before Permit Issuance.

Whenever any work for which a permit is required by this code has commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

§109.6 Plan Review Fee.

When submittal documents are required by Section 107, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee. An electronic conversion fee shall also be paid to convert submittal documents from paper to electronic format in the amount of \$25 for residential plans and \$45 for commercial plans. No electronic conversion fee will be charged if documents are submitted in both paper and electronic format.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§109.6.1 Expiration of Plan Review.

Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and plan review fee. Said plan review fee shall be 65% of the building permit fee as shown in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§109.7 Fee Refunds.

The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

§109.7.1 Processing Fee.

There will be a minimum \$30.00 fee for processing refunds.

§109.7.2 Permit Fee.

The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

§109.7.3 Plan Review Fee Refunds.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

§109.7.4 Fee Refund Application.

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

§109.7.5 Energy Conservation Rebates.

To encourage energy conservation in construction, construction that qualifies for State of Colorado or City of Glenwood Springs approved energy conservation programs may receive a rebate up to Five Hundred Dollars (\$500.00) of building permit and plan review fees.

Table 1-A—Building Permit Fees

TOTAL VALUATION	FEE
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.15 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours \$50.00 per hour ¹ (minimum charge - two hours)	
2. Inspections for which no fee is specifically indicated \$100.00 per hour ¹	
3. Re-inspection fee assessed under provisions of Section 109.8 \$100.00 per hour ¹ (minimum charge - one hour)	
4. Additional plan review required by changes, additions or revisions to approved plans \$50.00 per hour ¹ (minimum charge - one hour)	
5. For use of outside consultants for plan checking and inspections, or both \$50.00 per hour ²²	

§109.8 Re-inspections.

¹ Or the hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

² Actual cost includes administrative and overhead costs.

Permit fees provide for customary inspections only. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. A re-inspection fee may be assessed for failure to post a readily visible address as required in Section 502.1.

To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Manufactured and/or Mobile Home (non-permanent foundation)	\$200.00
Re-roofing of one building or structure	\$60.00/\$80.00 if two inspections
Demolition/Moved Buildings	\$60.00
Lawn sprinkler system	\$60.00
Excavation on private property	\$60.00
Window replacement (like for like) (2 inspections)	\$100.00
Window replacement (2 inspections)	\$100.00
Excavation in the public right-of-way	(refer to Article 060.140 of the GSMC)
Solar panels	\$50.00 per hour for application review with a maximum fee of \$500.00 for a residential application or \$2,000.00 for a nonresidential application

The fee for modular units and manufactured homes on a permanent foundation and inspected by an approved agency shall be 50% of the fee set forth in Table 1-A of the Glenwood Springs Municipal Code; however, a full plan review fee shall be assessed pursuant to Section 109.6 as amended in this article. The building valuation for all permit fees shall be based on the building valuation data table of the most current issue of "Building Safety Journal" published by the International Code Council, using a regional modifier of 1.00, or other evidence of value, whichever is greater, as determined by the Building Official. The City of Glenwood Springs is a participating jurisdiction for the State of Colorado Manufactured Housing Inspection Program.

§110.1.1 Sanitation at construction sites.

Toilet facilities shall be provided for construction workers and such facilities shall be in an amount sufficient to service the number of workers on the site, conveniently located, and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

§110.3.6 Lath and gypsum board inspection.

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

§110.5 Inspection requests.

It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. A fine will be assessed to the person doing the work, the owner, contractor or, subcontractor if work is being done without a permit and the inspection is not requested per Section 110. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide legal and adequate access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24-hour automated telephone answering system.

§111.1 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

A certificate of occupancy shall not be issued until all monies owed to the City related to the construction of the project, including utility bills, have been paid in full. In addition, any damage to City property resulting from work done on the site shall be repaired by the owner of the site in compliance with City standards prior to the issuance of a certificate of occupancy.

A certificate of occupancy shall not be issued until the owner establishes or re-establishes, as necessary, any lot boundary monumentation, or, provides an improvement location certificate as required pursuant to Section 107.2.6.2 as amended in this article or C.R.S. § 38-51-101 et seq., as amended. In addition no certificate of occupancy will be issued unless complete compliance with the development permit is obtained.

§111.3 Temporary occupancy.

If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure upon receipt of a \$1,000.00 certificate of occupancy deposit for all commercial and multi-family buildings and a \$250.00 certificate of occupancy deposit on all residential buildings. Upon expiration of a temporary certificate of occupancy the certificate of occupancy deposit shall be refunded less a \$100.00 processing fee as long as the conditions of the temporary certificate of occupancy have been met and a final certificate of occupancy can be issued.

A temporary certificate of occupancy shall expire at a date deemed appropriate by the building official; however, such expiration date shall not exceed 180 days from the date of issuance. Any applicant holding a non-expired temporary certificate of occupancy may apply for an extension of the time to complete required work and such extension may be granted by the building official in his or her sole discretion provided a written request is submitted by the applicant showing that circumstances beyond the control of the applicant have prevented actions from being taken. A fee of \$100.00 shall be paid for each extension granted for commercial or multi-family buildings and a fee of \$50.00 shall be paid for each extension granted for residential buildings. A temporary certificate of occupancy may be extended more than once; however, the deposit shall be forfeited to the City after one year from the initial date of issuance.

§113.1 General (Board of Appeals).

The Building Board of Appeals shall hear and decide appeals of orders, decisions or determinations by the Building Official relative to the application and interpretation of this code.

§113.3 Qualifications.

The Planning and Zoning Commission shall serve as the Building Board of Appeals. The City may, in its discretion, engage an independent third party with training and experience in matters involving building codes to provide an opinion regarding the issues on appeal.

§113.4 Notice of Appeal.

A notice of appeal must be presented to the Building Official and the Community Development Director in writing within 14 days of the decision being appealed, stating the decision in question and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next available meeting agenda of the Planning and Zoning Commission.

§113.5 Effect of Appeal.

A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property.

CHAPTER 2—DEFINITIONS

§202.1 Additional Definitions.

CERTIFIED BACKFLOW ASSEMBLY TESTER. A person who has been certified by the State of Colorado to test and maintain backflow assemblies.

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

CHAPTER 3—USE AND OCCUPANCY CLASSIFICATION

§310.2.1 Additional Definitions.

SHORT TERM RENTAL. An R/2 or R/3 residential unit that has been approved pursuant to Title 070 Glenwood Springs Municipal Code requirements for use as a rental dwelling for rental periods of less than thirty (30) days. The short term residential unit will be considered to maintain the code requirements of its previous R/2 or R/3 occupancy.

§312.1 General (Utility and Miscellaneous Group U).

Free standing signs over 10 feet of height is added.

CHAPTER 4—SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

CHAPTER 5—GENERAL BUILDING HEIGHTS AND AREAS

§508.3.3 Separation.

Exception:

3. Non-separated occupancies and tenant spaces shall be separated by a Smoke Partition per section 711.

§508.5.1 Limitations.

4. A maximum of five non-residential workers or employees and a total maximum occupant load of 49 are allowed to occupy the nonresidential area at any one time.
5. The residential and nonresidential areas of the live/work unit shall be separated by a Smoke Partition per Section 711.

§508.5.11 Plumbing Facilities.

The residential and non-residential areas shall be provided with separate plumbing fixtures in accordance with the occupancy requirements.

CHAPTER 7—FIRE AND SMOKE PROTECTION FEATURES

§710.1 General (Smoke Partitions).

Smoke partitions installed as required elsewhere in the code, including live/work units and non-separated uses, shall comply with this section.

CHAPTER 14—EXTERIOR WALLS

§1403.2.1 Moisture Control During Construction.

Under-floor spaces and building construction materials shall be protected from moisture during construction as follows:

1. Under-floor spaces shall be protected from moisture during construction such that no standing water, snow or ice is present prior to the under-floor space being enclosed.
2. Construction material shall be protected for damaging moisture in accordance with the manufacturer's specifications.

CHAPTER 15—ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

§1503.6 Snow Shed Barriers.

Roofs shall be designed to prevent accumulations of snow from shedding above or in front of gas utility or electric utility meters and egress doors or patios/decks.

§1503.6.1

Mechanical barriers are required for metal roof shingles, metal roof panels or for other roofing materials with 12:12 pitch or greater to protect walkways from snow slides. Mechanical barriers for metal roof shingles and metal roof panels. Mechanical barriers installed to prevent snow shedding from the roof shall be secured to roof framing members or to solid blocking secured to framing members in accordance with the manufacturer's installation instructions. Individual devices installed in a group of devices to create a barrier to prevent snow shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line. Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center and/or to manufacturers specifications. Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

§1507.6.2 Deck Slope.

Mineral-surfaced roll roofing shall not be applied on roof slopes below two (2) units vertical in twelve (12) units horizontal (16% slope) except for patios and carports open on three (3) sides are allowed one (1) unit vertical in twelve (12) units horizontal.

CHAPTER 16—STRUCTURAL DESIGN

§1608.1.1 Alternate Design Method.

In lieu of Ground Snow Load Design methods of ASCE 7, buildings and other structures and all portions thereof that are subject to snow loading may be designed to resist a basic horizontal snow load of forty (40) pounds per square foot (psf), in accordance with the load combinations set forth in Section 1605.2 or 1605.3. The duration of snow loading shall be considered as two months.

Potential unbalanced accumulation of snow due to drifting and sliding at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered.

Snow load on roofs that are not impaired by obstacles such as dormers, chimneys, valleys, or roofs of lesser pitch may be reduced for each degree of pitch over 20 degrees by 0.50 psf.

§1608.2 Ground Snow Loads.

The minimum ground snow load for buildings or structures within the City of Glenwood Springs shall be 50 pounds per square foot (psf). Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered. See Table R301.2(1) for climatic and geographic design criteria.

**TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	Wind Design			Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects	Special Wind		Weathering	Frost Line Depth	Termite					
50	115	No	No	B/C	Severe	36"	slight/mod	-2F	Yes	Yes/10-15-85	1500	48F

§1613.1 Scope (Earth Quake Loads).

Every structure, and portion thereof, including non-structural components that are permanently attached to structures and their support and attachments, shall be designed and constructed to resist the effects of earthquake motions in accordance with ASCE 7, excluding Chapter 14 and Appendix 11A. The seismic design category for a structure is permitted to be determined in accordance with Section 1613 or ASCE7. Structures in Occupancy Categories I and II may be designed for Seismic Design Category B and structures in Occupancy Categories III and IV may be designed to Seismic Design Category C.

CHAPTER 18—SOILS AND FOUNDATIONS

§1801.2 Permits Required.

Due to the non-isolated nature of properties lying within the City boundaries, no grading shall be permitted anywhere within the City without first obtaining a grading permit. It shall be the obligation of the owner or person in charge of the property and the person(s) who will actually perform the grading to jointly obtain a grading permit. Engineered grading plans shall be submitted unless waived by the Building Official.

§1807.2 Retaining Walls.

Retaining walls shall be designed in accordance with Sections 1807.2.1 through 1807.2.4. Retaining walls over 4 feet in height measure from bottom of footing to the top of wall shall be engineered by a Colorado licensed professional engineer or architect.

§1807.3 Embedded post and poles.

Designs to resist both axial and lateral loads employing post or poles as columns embedded in earth or in concrete footings in earth shall be in accordance with Sections 1807.3.1 through 1807.3.3 and designed and sealed by a Colorado licensed engineer or architect

§1808.1 General (Foundations).

Foundations shall be designed and constructed in accordance with Sections 1808.2 through 1808.9. Shallow foundations shall also satisfy the requirements of Section 1809. Deep foundations shall also satisfy the requirements of Section 1810. All foundations shall be designed and sealed by a Colorado licensed engineer or architect except for foundations supporting a Group S-1 or U occupancy or addition to an R-3 not over 600 square foot of footprint.

§1809.5 Frost Protection.

Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one of the following methods:

1. Extending below the frost line of the locality which is 36 inches (914.4 mm) for the City of Glenwood Springs;
2. Constructing in accordance with ASCE-32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Classified in Importance Category I (see Table 1604.5);
2. Area of 400 square feet (37m²) or less; and
3. Eave height of 10 feet (3048 mm) or less.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.

§1809.7 Prescriptive footings for light-frame construction.

Minimum width of all footings is 16 inches; minimum thickness of all footings is 10 inches unless designed and sealed by a Colorado engineer or architect

§1810.1 General (Deep Foundations).

Deep foundations shall be analyzed, designed, detailed and installed in accordance with Sections 1810.1 through 1810.4 and designed by a Colorado licensed architect or engineer. The City of Glenwood Springs will not inspect the drilling, reinforcement and placement of piers, piles or shafts. The engineer of record shall perform all inspections of the installation and provide the City with a sealed letter approving the work prior to the final inspection of the building or structure

Exceptions:

1. In single family dwellings of log construction, wall logs need not be graded.
2. In log construction, all structural log designs and connections shall be designed by a licensed Colorado architect or engineer and inspected by that architect or engineer after the completion of the framing with the architect or engineer certifying to the building department that the logs are of the size, quality and species of the design and that they were installed to that design. Wall logs need not be part of the structural design.

CHAPTER 29—PLUMBING SYSTEMS

§2901.1 Scope.

Exception: The Building Official can require that private sewage disposal systems shall comply with the requirement of the OWTS regulations as adopted by Garfield County.

§2902.2 Separate Facilities.

Exceptions:

2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of twenty-five (25) or less.
4. Two (2) single-use unisex restrooms (one accessible/one non-accessible) are allowed when the occupant load is less than fifty (50).

CHAPTER 30—ELEVATORS AND CONVEYING SYSTEMS

§3001.6 Permitting and Fees.

Elevators and conveying systems shall comply with the requirements of the Elevator Inspection Program of Northwest Colorado Council of Governments for permits, fees, and inspections.

CHAPTER 31—SPECIAL CONSTRUCTION

§3105.5 Canopy Special Provisions.

1. A canopy may be entirely supported by the building to which attached.
2. Separation between different types of construction shall not be required.

3. Minimum height of eight feet (8') or per Fire Department requirements.
4. Canopies in R.O.W. shall comply with Section 3202.
5. For the purposes of the Code, a porte-cochere may be considered a canopy.

CHAPTER 33—STORM DRAINAGE

§3311.2 Buildings being demolished.

Where a building is being demolished and a standpipe is existing within such a building, such standpipe shall be maintained in an operable condition so as to be available for use by the Fire Department. Such stand pipe shall be demolished with the building but shall not be demolished more than one floor below the floor being demolished or as approved by the Fire Department.

§3311.3 Water supply.

Water supply for fire protection, either temporary or permanent shall be made available as soon as combustible material accumulates or as approved by the Fire Department Official.

060.020.030 The International Building Code and Commentary Vols. 1 and 2.

The International Building Code and Commentary Vols. 1 and 2, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, are hereby adopted as enforcement guides. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the documents referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

ARTICLE 060.030 INTERNATIONAL RESIDENTIAL CODE

060.030.010 International Residential Code Adopted; Penalty for Violation.

- (a) For purposes of regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of detached one- and two- family dwellings, and multiple single-family dwellings (townhouses) not more than three (3) stories in height in the City of Glenwood Springs, the International Residential Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted except as it is amended in this article.
- (b) *Appendices adopted.*

Appendix AE	Manufactured Housing Used As Dwellings
Appendix AF	Radon Control Methods
Appendix AG	Piping Standards for Various Applications
Appendix AH	Patio Covers
Appendix AJ	Existing Building and Structures
Appendix AM	Home Day Care –R-3 Occupancy (where there is a conflict with state regulations, state regulations shall apply)
Appendix AQ	Tiny Houses
Appendix AT	Solar-Ready Provisions

Only the appendices contained within these chapters, as specifically listed herein, are adopted.

- (c) All International Residential Code Standards, which are referred to in the various parts of the International Residential Code, as adopted in this section, are hereby adopted.

- (d) Any person violating any of the provisions of the International Residential Code, as adopted in this section, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (e) Unless indicated otherwise, all references in the Municipal Code to the International Residential Code shall be deemed to include the International Residential Code, the International Residential Code Appendices and the International Residential Code Standards as referred to in this Title and as adopted in this section.
- (f) If the provisions of the International Residential Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.030.020 Amendments to the International Residential Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§R101.1 Title.

These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of Glenwood Springs, Colorado, and shall be cited as such and will be referred to herein as "this code."

§R104.1 General (Duties and Powers of the Building Official).

The Building official or any authorized representative, is hereby authorized and directed to enforce all provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all the provisions of this code is neither intended or implied. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall not have the effect of waiving requirements specifically provided in this code.

§R104.8 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The Building Official, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer, employee or authorized representative because of an act performed by that officer, employee, or authorized representative in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate, acting in good faith, shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

§R105.2 Work Exempt from Permit.

This section shall remain the same, except the following alterations.

Electrical:

All electrical permits, inspections, and requirements are as per State of Colorado requirements.

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet high.

3. Retaining walls that are not over 4 feet in height measured from the bottom of footing to the top of wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.

§R105.5 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its 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. The Building Official is authorized to grant, in writing, no more than two (2) extensions of time, for periods not more than 180 days each. The extensions shall be requested in writing and justifiable cause demonstrated. No permit shall be extended more than twice nor beyond 4½ years from the date of issuance of such permit.

§R106.1 Submittal Documents.

The Building Official shall not issue any permit unless the plans and specifications for such proposed erection, construction, reconstruction, alteration, or remodeling conform to the regulations and restrictions in the International Residential Code. All such plans and specifications for such proposed erection, construction, reconstruction, alteration, or remodeling shall bear the seal of an architect or engineer licensed by the State of Colorado, unless the preparation of plans and specifications is exempted by C.R.S. § 12-120-403. Such plans and specifications prepared by architectural or engineering sub disciplines shall be so designated and shall bear the seal and signature of the architect or engineer for that sub discipline.

§R106.2.1 Additional site plan requirements.

A survey of the building lot may be required by the Building Official to verify that the structure is located in accordance with the approved site plans. A site development plan shall be submitted with any building permit application which involves the construction of a new building or the expansion of an existing building. The site development plan shall be submitted in duplicate, shall be drawn to scale, and shall show the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot with reference to legally established property lines, building envelope, setbacks, easements, and such other information as may be necessary to provide for the enforcement of the Municipal Code. Prior to issuance of a building permit, the Building Official may require monumentation of property boundaries and corners, or a foundation location certificate within 7 days of completion of the foundation, in accordance with the standards set forth in C.R.S. 38-51-101 et seq., as amended, in order to fulfill the purposes of this section. A record of all site development plans and other survey information shall be kept in the office of the Building Official.

§R106.6 Proof of water and sewer.

The applicant shall provide documentation and proof that water and sewer taps have been obtained from appropriate utility district when the property will be served by the district.

§R108.2 Schedule of Permit Fees.

A fee for each building permit shall be paid to the Building Official as set forth in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020. The determination of value or valuation under any of the provisions of this code shall be made by the Building Official based on the Valuation Schedule published in the "Building Safety Journal" magazine by the International Code Council. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued. The Building Official may waive the building permit fee for any public entity when such entity is applying for a building permit for a governmental use or a proprietary purpose.

§R108.3 Building permit valuations.

The applicant for a permit shall provide an estimated permit building construction value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued such as gas, mechanical, plumbing, equipment and permanent systems. Electrical valuation shall be provided as a separate value. A determination of value or valuation under any of the provisions of this code shall be made by the Building Official based on the Valuation Schedule published in the "Building Safety Journal" magazine by the International Code Council. The value to be used in computing the building permit and building

plan review fees shall be the total value of all construction work for which the permit is issued. The Building Official shall use the higher of these valuations. Final building permit valuation shall be set by the Building Official.

The Building Official may waive the building permit fee for any public entity when such entity is applying for a building permit for a governmental use or a proprietary purpose.

§R108.5 Fee Refunds.

The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected.

§R108.5.1 Processing Fee.

There will be a minimum \$30.00 fee for processing refunds.

§R108.5.2 Permit Fee.

The Building Official may authorize the refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

§R108.5.3 Plan Review Fee Refunds.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

§R108.5.4 Fee Refund Application.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant not later than 180 days after the date of the fee payment.

§R108.6 Work Commencing Before Permit Issuance.

Whenever any work for which a permit is required by this code has commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

§R108.7 Plan Review Fee.

When submittal documents are required by Section 106.1, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 108.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§R108.7.1 Expiration of Plan Review.

Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation and plans submitted for checking may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and plan review fee. Said plan review

fee shall be 65% of the building permit fee as shown in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020

§R108.8 Re-inspections.

Permit fees provide for customary inspections only. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. A re-inspection fee may be assessed for failure to post a readily visible address as required in Section R319.

To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

§R108.9 Investigation fees.

§R108.9.1 Investigation.

Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

§R108.9.2 Fee.

An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

§R109.1.5.2 Energy Efficiency Inspections.

Inspections shall be made to determine compliance with the International Energy Conservation Code.

§R109.3 Inspection requests.

It shall be the duty of the person doing the work, the owner, contractor or subcontractor to know that the building or structure has a valid permit and to notify the building department when work is ready for inspection. Upon conviction, a fine will be assessed to the person doing the work, the owner, contractor or subcontractor if work is being done without a permit and the inspection is not requested per section R109. It shall be the duty of the person doing the work, the owner, contractor or subcontractor requesting any inspections required by this code to provide legal and adequate access and means for inspection of such work. Such request for inspection may be in writing or by calling the 24-hour automated telephone answering system.

Inspections shall be made to determine compliance with the International Energy Conservation Code.

§112.1 General (Board of Appeals).

Orders, decisions or determinations of the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals.

§112.3 Qualifications.

The Planning and Zoning Commission shall serve as the Building Board of Appeals. The City may, in its discretion, engage an independent third party with training and experience in matters involving building codes to provide an opinion regarding the issues on appeal.

§112.5 Notice of Appeal.

A notice of appeal must be presented to the Building Official and Community Development Director in writing within 14 days of the decision being appealed, stating the decision in question and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission.

§112.6 Effect of Appeal.

A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property.

CHAPTER 2—DEFINITIONS

§R202.1 Additional Definitions.

ACCESSORY DWELLING UNIT. Accessory dwelling unit means a separate, complete, dwelling unit containing separate facilities for sleeping, cooking, and sanitation that is contained within or attached to a detached single-family dwelling, or detached from it on the same property.

CERTIFIED BACKFLOW ASSEMBLY TESTER. A person who has been certified by the State of Colorado to test and maintain backflow assemblies.

SHORT TERM RENTAL UNIT. An R/2 or R/3 residential unit that has been approved pursuant to Title 070 of the Glenwood Springs Municipal Code requirements for use as a rental dwelling for rental periods of less than thirty (30) days. The short term residential unit will be considered to maintain the code requirements of its previous R/2 or R/3 occupancy.

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

CHAPTER 3—BUILDING PLANNING

§R301.2 Climatic and Geographic Design Criteria.

See Table R301.2 for design criteria.

Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2. See Table R301.2 for design criteria.

**TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects	Special Wind	Windborne debris zone		Weathering	Frost Line Depth	Termite					
50	115	No	No		B/C	Severe	36"	slight/mod	-2F	Yes	Yes/10-15-85	1500	48F

Elevation	Altitude correction factor	Coincident wet bulb	Indoor Winter design dry-bulb temp.	Indoor winter design dry-bulb temp.		Outdoor winter design bulb temp.	Heating Temp. Diff.
5,761	.84	59	70	70	-2F	2	68
Latitude							
39.5506 N							

TABLE R301.5

TABLE R301.5 shall remain as part of the code in full except for the 2 items below which are amended as follows:

Habitable attics and attics served with fixed stairs	40 psf.
Sleeping rooms	40 psf.

§R302.2.1.1

Gypsum board separation shall be continuous around and behind all surface membrane penetrations in separation walls or ceilings.

§R302.2.6 Structural Independence.

Exceptions:

- 5. Townhouses separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.

§R302.5.1 Opening Protection.

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/4 inches (35 mm) thick, or 20-minute fire-rated doors. Such doors shall be tight-fitting and self-closing.

TABLE R302.6

Table R302.6 shall remain in the code in full, with all the materials in the in the Table being changed to 5/8" Type X gypsum board.

§R302.6.1 Heating Equipment Room Occupancy Separation.

In R-3 occupancies rooms containing a boiler, central heating plant or hot water supply boiler in excess of 400,000 btu per hour input shall be separated from the rest of the building by not less than: one-hour construction on the room side of the heating equipment, with a 20-minute rated door, smoke sealed and self-closing.

§R302.7 Under stair protection.

Enclosed accessible space under stairs shall have walls, under-stair surface and soffits protected on the enclosed side with fire taped 5/8" gypsum board.

§R306.5 Sanitation at Construction Sites.

Toilet facilities shall be provided for construction workers and such facilities shall be conveniently located and maintained in a sanitary condition. The facilities shall be available from the time the first work is started until the certificate of occupancy is issued.

CHAPTER 4—FOUNDATIONS

§R403.1 General (Footings).

When soils tests by an approved agency per Section R401.4 and foundations designed and sealed by an engineer or architect are not required by the Building Official, all exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations in accordance with AF&PA PWF, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Except where erected on solid rock or otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall extend to at least 36 inches below finished grade, and spread footings of 10 inches T thick by 16 inches W wide minimum size shall be provided to properly distribute the load within the allowable load-bearing value of the soil. Alternatively, such structures shall be supported on piles where solid earth or rock is not available. The City of Glenwood Springs will not inspect the drilling, reinforcement and placement of caissons. A qualified engineer must perform this inspection. Findings must be detailed in a typed, stamped report to the building department. Footings shall not bear on frozen soils. Concrete footings shall include a minimum of two #5 reinforcement bars to be tied continuously and spaced a minimum of three inches from the ground and equally within the footing. Dowels shall be 1 - #5 4 ft. long with an 8 in. hook placed 18 in. on center. Footings shall be so designed that the allowable bearing capacity of the soil is not exceeded, and that differential settlement is minimized.

Exception:

1. Unless designed and sealed by an engineer or architect.
2. Monolithic, thickened slabs with detached garages.
3. Wood foundations are limited to have no more than two floors and a roof; and interior basement and foundation walls at intervals not exceeding 50 ft.

§R403.1.1 Minimum size.

See above. Footing projections, P, shall be at least 3 inches. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

§R403.3 Frost protected shallow foundations.

For buildings where the monthly mean temperature of the building is maintained at a minimum of 64-degree F, footings are not required to extend below the frost line when protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1). Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as porches, utility rooms, garages and carports, and shall not be attached to basements or crawl spaces that are not maintained at a minimum mean temperature of 64-degree F. Minimum Air Freeze index for Glenwood Springs for frost protected shallow foundation design is 1,500 F-days. Materials used below grade for footings against frost shall be labeled as complying with ASTM C578.

§R404.1.3.2 Reinforcement for foundation walls.

When soils tests by an approved agency per Section R401.4 and foundations designed and sealed by an engineer or architect are not required by the Building Official, foundations with stem walls shall be provided with a minimum of 2- #5 top and bottom of wall and 1 - #5 18 in. O.C. vertical and horizontal for wall up to 8 ft. in height. Walls over 8 ft. shall be a designed and sealed by a Colorado registered engineer or architect. Sections R404.1.3.2.1 and R404.1.3.2.2 are hereby deleted.

CHAPTER 6—WALL CONSTRUCTION

§R601.3 Moisture During Construction.

Under-floor spaces and building construction materials shall be protected from moisture during construction as follows:

1. Under-floor spaces shall be protected from moisture during construction such that no standing water, snow or ice is present prior to the under-floor space being enclosed.
2. Construction material shall be protected from damaging moisture in accordance with the manufacturer's specifications.

§R602.1.4 Structural Log Members.

Exceptions:

1. In single family dwellings of log construction, wall logs need not be graded.
2. In single family dwellings of log construction, all structural logs shall be designed by a licensed Colorado architect or engineer and inspected by that architect or engineer after the completion of the framing with the architect or engineer certifying to the building department that the logs are of the size, quality and species of the design and that they were installed to that design. Wall logs need not be part of the structural design.

CHAPTER 8—ROOF-CEILING CONSTRUCTION

§R802.2 Design and Construction.

The framing details required in Section R802 apply to roofs having a minimum slope of three units vertical in 12 units horizontal (25-percent slope) or greater. Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2), and R606.11(3) or in accordance with AWC NDS. Components of roof-ceilings shall be fastened in accordance with Table R602.3(1). The use of load duration factors for snow load shall be prohibited.

§R802.10.2 Design.

Wood trusses shall be designed in accordance with accepted engineering practice. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1. The truss design drawings shall be prepared by a registered professional where required by the statute of the jurisdiction in which the project is to be constructed in accordance with Section R106.1. The use of load duration factors for snow load shall be prohibited.

CHAPTER 9—ROOF ASSEMBLIES

§R903.4.2 Gutters and Downspouts.

Any Group R or U occupancy with roof edges less than three (3) feet to any property line shall be provided with gutters and downspouts to direct water away from adjacent property. For zero-lot-line developments where roof projects are allowed by deed convent or ingress/egress easements, gutters and downspouts shall be provided to direct water away from adjacent property. Roof projections shall not exceed eighteen (18) inches.

§R903.5 Snow-Shed Barriers.

Roofs shall be designed to prevent accumulations of snow from shedding above or in front of gas utility or electric utility meters and egress doors and patios/decks.

§R903.5.1 Mechanical Snow Barriers

Mechanical barriers are required for metal roof shingles, metal roof panels or for other roofing materials with 12:12 pitch or greater to protect walkways from snow slides. Mechanical barriers for metal roof shingles and metal roof panels. Mechanical barriers installed to prevent snow shedding from the roof shall be secured to roof framing members or to solid blocking secured to framing members in accordance with the manufacturer's installation instructions. Individual devices installed in a group of devices to create a barrier to prevents now shedding shall be installed in at least two rows with the first row no more than 24 inches from the edge of the roof or eave. The rows shall be parallel with the exterior wall line and the devices in each row shall be staggered for a spacing of no more than 24 inches on center measured parallel with the exterior wall line Continuous snow barriers shall be secured to roof framing at no more than 48 inches on center and/or manufacturers specifications.

Continuous barriers shall be installed parallel with the exterior wall line and no more than 24 inches from the edge of the roof or eave.

§R905.5.2 Deck Slope.

Mineral-surfaced roll roofing shall not be applied on roof slopes below two (2) units vertical in twelve (12) units horizontal (16% slope) except for patios and carports open on three (3) sides or detached garages.

§R908.1 General (Reroofing).

Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9. A separate permit is required for re-roofing. Exceptions remain.

CHAPTER 10—CHIMNEYS AND FIREPLACES

§R1004.4 Un-vented Gas Log Heaters.

Installation of un-vented gas log heaters is prohibited.

§R1005.8.1 Fire Blocking.

Factory-built chimney chases shall be effectively fire blocked within the chase enclosure at each floor-ceiling level and at the roof. The vertical distance between adjacent fire blocking shall not exceed 10 feet.

CHAPTER 11—[RE] ENERGY CONSERVATION

§N1101.1 Scope.

Energy efficiency to comply with International Energy Conservation Code, of the Glenwood Springs Municipal Code Article 060.080.

CHAPTER 24—FUEL GAS

§G2417.4.1 Test Pressure.

The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

§G2433.1 General (Log Lighters).

Log lighters are prohibited.

§G2445.1 General (Un-Vented Room Heaters).

Unvented room heaters are prohibited. Sections G2445.2, G2445.3, G2445.4, G2445.5, G2445.6, G2445.7 and G2445.7.1 are hereby deleted.

CHAPTER 25—PLUMBING ADMINISTRATION

§P2503.8.2 Testing.

Reduced pressure principle backflow preventers, double check valve assemblies, double-detector check valve assemblies and pressure vacuum breaker assemblies shall be tested at the time of installation, immediately after repairs or relocation and at least annually. Testing to be done by a certified backflow assembly tester.

CHAPTER 26—GENERAL PLUMBING REQUIREMENTS

§P2601.1 Scope (General Plumbing Requirements).

The provisions of this chapter shall establish the general administrative requirements applicable to plumbing systems and inspection requirements of this code. The intent of this code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this code the more restrictive shall apply.

§P2603.5.1 Sewer Depth.

Building sewers that connect to private sewage disposal systems shall be a not less than 20 inches below finished grade at the point of septic tank connection. *Building sewers* shall be not less than 12 inches below grade.

CHAPTER 29—WATER SUPPLY AND DISTRIBUTION

§P2910.1 Scope (Nonpotable Water Systems).

The provisions of this section shall govern the materials, design, construction, and installation of systems for the collection, storage, treatment, and distribution of nonpotable water. The use and application of nonpotable water shall comply with laws, rules, and ordinances applicable in the jurisdiction. Nonpotable water systems must be in compliance with all state requirements.

§P2911.1 General (On-Site Nonpotable Water Reuse Systems).

The provisions of this section shall govern the construction, installation, alteration, and repair of on-site nonpotable water reuse systems for the collection, storage, treatment, and distribution of on-site source of nonpotable water as permitted in the jurisdiction. On-site nonpotable water reuse systems must be in compliance with all state requirements.

CHAPTER 31—VENTS

§P3103.1.1 Roof Extension.

All open vent pipes which extend through a roof shall be terminated at least 12 inches above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof. Sections P3103.1.1, P3103.1.2, P3103.1.3, and P3103.1.4 are hereby deleted.

§P3104.4 Vertical Rise of Vent.

Every dry vent shall rise vertically to a minimum of six (6) inches above the flood level rim of the highest trap or trapped fixture being vented. Horizontal dry vents below flood rim level shall be permitted for floor drains and floor sinks when installed per Sections P3104.2 and P3104.3 when provided with a wall clean out in a vertical vent in the shortest distance possible.

060.030.030 The International Residential Code and Commentary Vols. 1 and 2.

The International Residential Code and Commentary Vols. 1 and 2, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5771, are hereby adopted as enforcement guides. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the documents referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

ARTICLE 060.040 INTERNATIONAL PLUMBING CODE

060.040.010 International Plumbing Code Adopted; Violation; Conflict.

- (a) All plumbing within the City shall conform to the provisions of the International Plumbing Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, which is incorporated herein as if set forth verbatim and which is hereby adopted and made a part of the Municipal Code by reference.
- (b) Any person, firm, or corporation violating any of the provisions of the International Plumbing Code adopted in this section shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.

- (c) If the provisions of the International Plumbing Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.040.020 Amendments to the International Plumbing Code.

CHAPTER 1—ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *International Plumbing Code* of the City of Glenwood Springs, Colorado, herein after referred to as this code or the Plumbing Code of Glenwood Springs.

§101.3 Purpose.

The purpose of this code is to provide minimum standards to safe guard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of plumbing equipment and systems. The intent of this code is to meet or exceed the requirements of the state of Colorado plumbing code. When technical requirements, specifications or standards in the Colorado plumbing code conflict with this code, the more restrictive shall apply.

§103.2 Appointment (Building Official).

The Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§103.4 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an actor omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suitor proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of plumbing inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any actor omission in the performance of official duties in connection therewith.

§109.3 Work Commencing Before Permit Issuance.

Work commencing before permit issuance may be subject to Section 109.4 International Building Code.

§109.4 Fee Schedule.

The fees for all plumbing work shall be per Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§109.5 Fee Refunds.

The Building Official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is expanded. The Building Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.
4. There will be a minimum \$30.00 fee for processing refunds.

§109.6 Re-inspection Fee.

A re-inspection fee may be assessed per Section 109.8 International Building Code.

§114.1 Means of Appeal.

Orders, decisions or determinations of the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals by presenting a notice of appeal to the Building Official and Community Development Director within 14 days of the decision being appealed. The notice of appeal should state the decision being appealed and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. The Planning and Zoning Commission shall serve as the Building Board of Appeals. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission. A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property. Sections 114.2, 114.3, and 114.4 are hereby deleted.

CHAPTER 2—DEFINITIONS

§202.1 Additional Definitions.

CERTIFIED BACKFLOW ASSEMBLY TESTER. A person who has been certified by the State of Colorado to test and maintain backflow assemblies.

CHAPTER 3—GENERAL REGULATIONS

§305.4.1 Sewer Depth.

Building sewers that connect to private sewage disposal systems shall be a minimum of 20 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below grade.

CHAPTER 4—FIXTURES, FAUCETS, AND FIXTURE FITTINGS

§403.2 Separate Facilities.

Exceptions:

2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of twenty-five (25) or less.
4. Two (2) single-use unisex restrooms (one accessible/one non-accessible) are allowed when the occupant load is less than fifty (50).

§413.4 Public Laundries and Central Washing Facilities.

Exception:

A two-inch (2") drain is allowed in facilities with two or less washing machines.

CHAPTER 6—WATER SUPPLY AND DISTRIBUTION

§608.1. General (Protection of Potable Water Supply).

A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to Table 608.1, except as specifically stated in Sections 608.2 through 608.16.4.2.

No person shall install any water operated equipment or mechanism or use any water treating chemical or substance if it is found that such equipment, mechanism, chemical or substance may cause pollution of the domestic water supply. Such equipment or mechanism may be permitted only when equipped with a Colorado Department of Health approved backflow prevention device. Whenever the use of an antifreeze compound becomes necessary, propylene glycol is recommended. Other antifreeze compounds may be used after written approval by the City Water Department. The use of ethylene glycol is not permitted. In areas where the use of an approved antifreeze is necessary, a readily visible, durable sign shall be posted stating "ETHYLENE GLYCOL PROHIBITED." The sign shall be in letters not less than one (1) inch high on a contrasting background.

CHAPTER 9—VENTS

§903.1.1 Roof Extension.

All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof. Section 903.1.2 is hereby deleted.

CHAPTER 11—STORM DRAINAGE

§1104.3 Combining Storm with Sanitary Drainage.

Combining storm with sanitary drain is prohibited.

060.040.030 International Plumbing Code Commentary.

The International Plumbing Code Commentary, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted as an enforcement guide. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the commentary referenced in this Title in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

Amendment to the International Plumbing Code Commentary

Alternate installations of backflow devices may be allowed, subject to the installation meeting all applicable CDPHE regulations and with the written approval of the City Public Works Director.

ARTICLE 060.050 INTERNATIONAL MECHANICAL CODE

060.050.010 International Mechanical Code Adopted; Penalties; Conflicts.

- (a) The International Mechanical Code, 2021 edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operating and maintenance of heating, ventilating, cooling, refrigeration, incinerators and other miscellaneous heat-producing appliances.
- (b) Appendix A of the International Mechanical Code as promulgated by the International Code Council are hereby adopted.
- (c) It shall be unlawful for any person to erect, install, alter, repair, relocate, add to, replace, use or maintain heating, ventilating, cooling or refrigeration equipment in the City, or cause or permit the same to be done, contrary to or in violation of the provisions of the International Mechanical Code and Standards as adopted in this article. Maintenance of equipment which was unlawful at the time it was installed and which would be unlawful under the International Mechanical Code and Standards adopted in this article, if installed after the effective date thereof, shall constitute a continuing violation of said code and standards.
- (d) Any person, firm or corporation violating any of the provisions of the International Mechanical Code or Standards, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the

same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.

- (e) If the provisions of the International Mechanical Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.050.020 Amendments to the International Mechanical Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *International Mechanical Code* of the City of Glenwood Springs, Colorado herein after referred to as this code or the Mechanical Code of Glenwood Springs.

§103.2 Appointment (Building Official).

Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§103.4 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee or agent. The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from personal liability for any damages accruing to persons or property as a result of any act or by reason of an actor omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for cost in any action, suitor proceeding that is instituted in pursuance of the provisions of this code; and any officer of the department of plumbing inspection, acting in good faith, shall be free from liability for acts performed under any of its provisions or by reason of any actor omission in the performance of official duties in connection therewith.

§109.4 Work Commencing Before Permit Issuance.

Work commencing before permit issuance may be subject to Section 109.4 International Building Code.

§109.2 Fee Schedule.

The fees for mechanical work shall be per Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.

§109.6 Fee Refunds.

The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder that was erroneously paid or collected.
2. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is expanded.
4. There will be a minimum \$30.00 fee for processing refunds.

§109.7 Re-inspection Fee.

A re-inspection fee may be assessed per Section 109.8 of the International Building Code.

§114.1 Means of Appeal.

Orders, decisions or determinations of the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals by presenting a notice of appeal to the Building Official and Community Development Director within 14 days of the decision being appealed. The notice of appeal should state the decision being appealed and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. The Planning and Zoning Commission shall serve as the Building Board of Appeals. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission. A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property. Sections 114.2, 114.3, and 114.4 are hereby deleted.

CHAPTER 8—CHIMNEYS AND VENTS

§805.9 Fire Blocking

Factory-built chimneys shall be effectively fire-blocked within any chase at each floor-ceiling level and at the roof. The vertical distance between adjacent fire-blocking shall not exceed 10 feet. See International Building Code for additional requirements.

CHAPTER 9—SPECIFIC APPLIANCES, FIREPLACES, AND SOLID FUEL-BURNING EQUIPMENT

§903.3 Unvented Gas Log Heaters.

Unvented gas log heaters are prohibited.

060.050.030 International Mechanical Code Commentary.

The Commentary to the International Mechanical Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Road, Illinois 60478-5795, is hereby adopted as an enforcement guide. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the handbook referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

ARTICLE 060.060 INTERNATIONAL PROPERTY MAINTENANCE CODE

060.060.010 International Property Maintenance Code Adopted; Penalties.

- (a) The International Property Maintenance Code, 2021 edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted for the purpose of providing minimum standards for existing residential and nonresidential structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance.
- (b) Any person, firm or corporation violating any of the provisions of the International Property Maintenance Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Property Maintenance Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (d) The Building Official, or any authorized representative, shall have the discretion to apply the contents of the code referenced in this article in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

060.060.020 Amendments to the International Property Maintenance Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *International Property Maintenance Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Property Maintenance Code or as "this code."

§103.4 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§107.1 Means of Appeal.

Orders, decisions or determinations of the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals by presenting a notice of appeal to the Building Official and Community Development Director within 14 days of the decision being appealed. The notice of appeal should state the decision being appealed and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. The Planning and Zoning Commission shall serve as the Building Board of Appeals. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission. A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property. Sections 107.2, 107.3, and 107.4 are hereby deleted.

§110.4 Failure to Comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

CHAPTER 4—LIGHT, VENTILATION, AND OCCUPANCY LIMITATIONS

§404.4.1 Room Area.

Every living room shall contain at least one hundred twenty (120) square feet and every bedroom occupied by one (1) person shall contain at least seventy (70) square feet, and every bedroom occupied by more than one (1) person shall contain at least fifty (50) square feet of floor area for each occupant thereof.

§404.5 Overcrowding.

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5
MINIMUM AREA REQUIREMENTS

Space	Minimum Area In Square Feet		
	1—2 Occupants	3—5 Occupants	6 or more occupants
Living Room ^{a, b}	No Requirements	120	150
Dining Room ^{a, b}	No Requirements	80	100
Bedrooms	Shall comply with Section 404.4		

For SI: 1 square foot = 0.093 m².

- a. See Section 404.5.2 for combined living room/dining room spaces.
- b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

§404.5.1 Sleeping Area.

The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

§404.5.2 Combined Spaces.

Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

ARTICLE 060.070 INTERNATIONAL EXISTING BUILDING CODE

060.070.010 International Existing Building Code Adopted; Penalties; Conflicts.

- (a) The International Existing Building Code, 2021 edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted for the purpose of providing minimum standards for existing residential and nonresidential structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance.
- (b) Any person, firm or corporation violating any of the provisions of the International Existing Building Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Existing Building Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.070.020 Amendments to the International Existing Building Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *Existing Building Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Existing Building Code or as "the code."

§103.2 Appointment (Building Official).

Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§104.8 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

CHAPTER 4—REPAIRS

§406

The provisions of this section are subject to permits and approval by the Colorado State Electrical Inspector.

CHAPTER 8—ALTERATIONS-LEVEL 2

§806

The provisions of this section are subject to permits and approval by the Colorado State Electrical Inspector.

CHAPTER 10—CHANGE OF OCCUPANCY

§1007

The provisions of this section are subject to permits and approval by the Colorado State Electrical Inspector.

060.070.030 International Existing Building Code Commentary.

The International Existing Building Code Commentary, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted as an enforcement guide. The Building Official, or any authorized representative, shall have the discretion to apply the contents of the commentary referenced in this Title in a given circumstance, but the Building Official is not required to strictly apply such contents in every conceivably relevant circumstance.

ARTICLE 060.080 INTERNATIONAL ENERGY CONSERVATION CODE

060.080.010 International Energy Conservation Code Adopted; Conflicts.

- (a) For purposes of regulating and governing efficiency standards for the construction and renovation of residential and commercial buildings, the International Energy Conservation Code, 2021 edition, as published by the International Code Council, is hereby adopted except as it is amended in this article.
- (b) Any person, firm or corporation violating any of the provisions of the International Energy Conservation Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Energy Efficiency Code, as adopted in this article, conflict with any other provisions of the Municipal Code, then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.080.020 Amendments to the International Energy Conservation Code.

CHAPTER 1—ADMINISTRATION

§C101.1 Title.

These regulations shall be known as the *Energy Conservation Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Energy Conservation Code or as "the code."

§C103.1.1 Appointment (Building Official).

Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§R101.1 Title.

These regulations shall be known as the Energy Conservation Code of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Energy Conservation Code or as “the code.”

§R103.1.1 Appointment (Building Official).

Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§R105.7 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§R110.1 Board of Appeals.

Orders, decisions or determinations of the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals by presenting a notice of appeal to the Building Official and Community Development Director within 14 days of the decision being appealed. The notice of appeal should state the decision being appealed and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. The Planning and Zoning Commission shall serve as the Building Board of Appeals. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission. A timely appeal shall stay all proceedings related to the action being appealed unless the Building Official determines that such a stay would cause imminent peril to life or property. Sections R110.2, R110.3, and R110.4 are hereby deleted.

ARTICLE 060.090 INTERNATIONAL FIRE CODE

060.090.010 Adoption of the International Fire Code.

- (a) Pursuant to the power and authority conferred by the laws of the State of Colorado and the Charter of the City of Glenwood Springs, Colorado, it is hereby adopted as the fire code of the City of Glenwood Springs, Colorado, the International Fire Code, 2021 edition, including the Commentary, appendix, except Sections A, E, G and J of said appendix of such code published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, all to have the same force and effect as though set forth herein in every particular.
- (b) *Appendices adopted.*

Appendix D Fire Apparatus Access Roads.

Appendix H Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions.

Appendix H shall be amended to utilize a Hazardous Materials Declaration Form designated by the fire authority having jurisdiction.

Appendix J Building Information Sign

§J101.1 Scope.

At the discretion of the Fire Code Official, new buildings shall have a building information sign(s) that shall comply with Sections J101.1.1 through J101.7. At the discretion of the Fire Code Official, existing buildings shall be brought into compliance with Sections J101.1.1 through J101.8 when one of the following occurs:" Exception 1 is hereby deleted.

- (c) Any person, firm or corporation violating any of the provisions of the International Fire Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (d) If the provisions of the International Fire Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.090.020 Amendments to the International Fire Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *Fire Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Fire Code or as "this code."

§104.7 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Fire Code Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§105.5.29 LP-Gas.

An operational permit is required for:

1. Storage and use of LP-gas

Exception: A permit is not required for individual containers with a 1,000 gallon (3786L) water capacity or less serving occupancies in Group R-3.

§106.1 Submittals (Construction documents). The following shall be added:

All plans for automatic fire suppression systems submitted for review shall have affixed the signature of a NICET Level III or higher in fire sprinkler system design or a Colorado Certified Professional Engineer with certified documented training in fire sprinkler system design. All plans for fire alarm systems submitted for review shall have affixed the stamp and signature of a Colorado Certified Professional Engineer with certifications documenting training in fire alarm systems design or a NICET Level III or higher in fire alarm design.

§111.1 Means of Appeals

The Building Board of Appeals shall hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this Code.

§111.2 Notice of Appeal.

A notice of appeal must be presented to the fire code official and Community Development Director within 14 days of the order being appealed, stating the order in question and the basis for the appeal. Failure to present

the notice of appeal within 14 days shall be a waiver of any further right of appeal. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission.

§111.3 Qualifications.

The Planning and Zoning Commission shall serve as the Building Board of Appeals. The City may, in its discretion, engage an independent third party with training and experience in matters involving fire hazards, explosions, hazardous conditions or fire protection systems to provide an opinion regarding the issues on appeal.

§111.5. Effect of Appeal.

A timely appeal shall stay all proceedings related to the action being appealed unless the fire code official determines that such a stay would cause imminent peril to life or property. The fire code official shall take immediate action in accordance with the decision of the Board of Appeals.

§112.3.2 Compliance with Orders and Notices. The following shall be added:

- (A) If the building or other premises is owned by one person and occupied by another, under lease or otherwise, and the notice of violation requires additions to or changes in the building or premises such as would be considered real estate and become the property of the owner, said notice and order shall be directed to such owner of the building or premises.
- (B) Every notice of violation pursuant to this chapter shall set forth a time by which compliance with the notice violation is required. The time specified shall be reasonable according to the circumstances of the particular hazards or condition to which the notice and order pertains. Immediate compliance may be required in any case which represents extreme or imminent danger to persons or property.
- (C) Except for cases where immediate compliance is required, violations pursuant to this chapter may be appealed as set forth in Section 111. In cases where immediate compliance is required, the notice of violation so stating shall be final and conclusive.

§112.4 Violation Penalties.

Any person, firm or corporation violating any of the provisions of the Fire Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to \$1,000.00. Each day such violation is allowed to persist shall constitute a separate and new offense.

§113.4 Failure to Comply.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than five hundred dollars (\$500.00) or more than one thousand dollars (\$1,000.00).

CHAPTER 3—GENERAL REQUIREMENTS

§308.3 Group A Occupancies.

Open-flame or the use of indoor pyrotechnic displays shall not be used in Group A occupancies.

Exceptions:

1. Open-flame devices are allowed to be used where necessary for ceremonial or religious purposes in accordance with Section 308.1.7, provided *approved* precautions are taken to prevent ignition of a combustible material or injury to occupants.
2. Heat-producing equipment complying with Chapter 6 and the *International Mechanical Code*.
3. Gas lights are allowed to be used provided adequate precautions satisfactory to the *fire code official* are taken to prevent ignition of combustible materials.

§308.3.2 Theatrical Performances.

The use of indoor pyrotechnic and open flame displays shall be prohibited.

§315.1 General. Storage shall be in accordance with Sections 315.2 through 315.8. Outdoor pallet storage shall be in accordance with Sections 315.2 and 315.7.

315.8 Use of Intermodal Shipping Containers for Commercial Storage

Use of Intermodal Shipping Containers (aka: CON-X, etc.), herein referred to as "Container," for commercial storage may be approved under the following conditions:

- 1. Permits.** A Use Permit from the City Building Department is required and subject to approval. A plan must be submitted indicating the intended stored content and accommodations of the conditions listed below. Fire Department endorsement of the permit is required. Regular Fire Department inspections may be conducted to ensure adherence to approved conditions. A Change of Use permit is required if the stored content plan is modified.
- 2. Clearances**
 - a. Clearance from property lines. Containers shall be placed no closer than five feet from a property line. If a container is placed within 10 feet of the property line, the container shall be positioned in such a way that the doors do not face the property line.
 - b. Clearance from utilities. Containers shall not be placed under electrical service lines. Location of containers above known water/sewer lines and other buried utility services will be considered on a case-by-case basis.
 - c. Clearance of vents. Vents shall not be closer than 5 feet from any flammable object including buildings and vegetation. Vent arrangement described below.
 - d. Emergency Access. Door end of container shall not be obstructed by additional storage, vehicles or other objects. If container is required to be equipped with a fire deluge sprinkler system, access to the Fire Department Connection (FDC) shall not be obstructed to a radius of five feet and an open path to the fire department apparatus access shall be maintained.
- 3. Container Modifications**
 - a. Prohibition of utility connections. Containers shall not be fitted with electric service, fueled heat, water or sewer services. Use of extension power cords is expressly prohibited. Container shall be properly grounded. Portable light fixtures with sealed battery power supplies may be utilized, but must be recharged outside the container.
 - b. Ventilation. Containers shall be fitted with a passive ventilation system consisting of two 18" square (324 square inches) vents. These vents may be screened for security but shall not inhibit air flow. One vent shall be fitted in the lower portion of an entry door and one vent fitted within 6 inches of the top of the wall at the opposite end from the entry door.
 - c. Fire Deluge Sprinkler System. Depending on the intended stored contents, a Fire Deluge Sprinkler System may be required. This system will consist of sufficient fire sprinkler heads fed from a fire department connection with a quick-connect fitting. This system shall not be connected to a standing water supply, nor shall it be required to be monitored by means of a fire alarm system.
 - d. Traffic and Blast protection. Depending on the intended stored contents and physical set-up of the container, traffic bollards may be required to prevent damage or injury from incursion or potential explosion shrapnel spread.
 - e. Markings. Containers shall be marked with the appropriate NFPA 704 Hazard Diamond and signage identifying stored contents. This signage will consist of a white background and black lettering that is legible from a distance of 30 feet. The signage shall be placed on the door to the container and on a side facing fire department access if different from the door side. Markings indicating storage limitations shall be placed on the inside of door to serve as employee notification.
- 4. Operation**

- a. Contents. Containers shall not be used for storage of combustible liquids or compressed gasses. This restriction shall include motorized tools or equipment containing any amount of fuel. Fuels shall be drained from these tools prior to storage.
- b. Storage Height. Storage inside the containers shall follow standard storage guidelines of 18" ceiling clearance for sprinklered structures and 24" ceiling clearance for non-sprinklered structures.
- c. Security. Containers used for storage shall remain locked while not attended. If the container is left unlocked and unmonitored for any period of time, the operator shall ensure that the container is not occupied before locking.

CHAPTER 5—FIRE SERVICE FEATURES

§507.2 Type of Water Supply.

A water supply shall consist of reservoirs, pressurized tanks, elevated tanks, water mains, tender shuttles or other approved systems capable of providing the required fire flow.

§507.5.4.1 Snow Removal.

Snow removal operations/snow storage shall not prevent fire hydrants from being immediately discernible or hinder gaining immediate access.

CHAPTER 9—FIRE PROTECTION SYSTEMS

§903.2 Where Required (Automatic Sprinkler Systems).

Approved automatic sprinkler systems in all buildings and structures shall be provided in the locations described in this section and Sections 903.2.1 through 903.2.12:

- 1. In every story of all buildings three (3) stories or more in height except when it is required in the 2021 International Building Code or International Fire Code, the more restrictive shall apply.
- 2. In every story, basement and mezzanine of any building when the total floor area (including basements and mezzanines) exceeds the limits shown in Table A below:

TABLE 903.2
ALLOWABLE FLOOR AREA FOR BUILDINGS

Building Type	Maximum Floor Area
III-B, V-B	7,500
V-A, II-B	9,000
II-A, III-A, IV-HT, I-A, I-B	12,000

A-Protected / B-Unprotected (per Table 601 IBC) H.T. - Heavy timber

- 3. Whenever any addition to an existing building, except R-3 occupancies, causes the total floor area of the building to exceed the limits set forth in the preceding item number 2 or the floor areas in the 2021 International Building Code or the 2021 International Fire Code for that occupancy, the entire building shall be provided with an approved automatic sprinkler system or a firewall conforming to Sections 705 and 706 of the 2021 International Building Code must be installed. When such wall also separates different occupancy classifications, which require a greater fire-resistive rating as set forth in Table 706.4 of the 2021 International Building Code, the more restrictive requirement shall apply. Openings in these walls shall conform to the 2021 International Building Code and be controlled by actuation of a smoke detector. When the automatic-closing fire assembly is installed in a building with an approved fire detection system, the fire assembly actuating smoke detectors shall be made part of the fire detection.

4. Existing structures and facilities (except R-3 occupancies). When in any 24 month period the floor area of an alteration, remodel or modification to any existing building exceeds forty percent (40%) of the floor area of the building being improved, the entire building shall be made to comply with the requirements of Chapter 9 of the 2021 International Building Code and the 2021 International Fire Code as amended and adopted by the City. When the regulations set forth in the 2021 International Existing Building Code apply to the renovation, remodel or modification of an existing building the more restrictive shall apply to the building.
5. All occupancies to be built in a location that is difficult to access, or has limited fire flow water supply as determined by the fire code official or fire chief, will be reviewed by the fire code official and or fire chief for the need to be equipped with an approved automatic fire suppression system.

§903.1.2

This section is hereby added: All fire sprinkler system installations shall be supervised by a fire sprinkler technician holding a current Colorado Department of Public Safety, Division of Fire Protection and Control "Registered Fire Sprinkler Fitter" credential, and supervise no more than three non-registered sprinkler fitters/apprentices.

§903.2.7 Group M.

An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

§907.1.4 Installation.

All fire alarm system installations shall be supervised by a fire alarm technician certified at a minimum of NICET II level.

§907.2.1 Group A.

Exception is hereby deleted.

§907.2.2 Group B.

Exception is hereby deleted.

§907.2.7 Group M.

Exceptions are hereby deleted.

§907.2.8.1 Manual Fire Alarm Systems.

Exceptions are hereby deleted.

§907.2.9.1 Manual Fire Alarm Systems.

Exceptions are hereby deleted.

§907.3.1 Duct Smoke Detectors.

Exceptions are hereby deleted.

§907.6.3 Initiating Device Identification.

Exceptions 1 and 4 are hereby deleted.

The following shall be added:

The exterior visual signals shall meet the following requirements:

- (A) The light used shall be of the strobe light producing at least 110-185 candela.
- (B) In systems with fire department connections the light is to be located at least 12 ft. above and as directly vertical to the fire department connection as possible. In systems without fire department connections the light is to be located so as to be visible from the nearest street.
- (C) The light shall not replace the audible alarms but is to be used in conjunction with it.

§913.4 Valve Supervision.

No. 3 is hereby deleted.

CHAPTER 56—EXPLOSIVES AND FIREWORKS

§5601.1.3 Fireworks.

- 5. The storage, sale, use and handling of toy caps, sparklers and smoke snakes shall be permitted.

§5608.1 General (Fireworks Display).

The use of indoor pyrotechnic displays shall be prohibited

§5608.3 Approved Fireworks Displays.

Firework displays shall include only the approved fireworks 1.3G, fireworks 1.4G, fireworks 1.4S and pyrotechnic articles 1.4G, and be only performed by the person possessing a valid Display Operator of Fireworks Certificate issued by the State of Colorado. Operator must possess liability insurance and other requirements as found in the Fireworks Display and Pyrotechnic Special Effects Requirements GSF application. The approved fireworks shall be arranged, located, discharged and fired in a manner that will not pose a hazard to property or endanger any person.

CHAPTER 57—FLAMMABLE AND COMBUSTIBLE LIQUIDS

§5706.2.4 Permanent and Temporary Tanks.

The capacity of permanent above ground tanks containing Class I or II liquids shall not exceed 1,100 gallons (4164 L). The capacity of temporary above-tanks containing Class I or II liquids shall not exceed 2,000 gallons (7,580L). Tanks shall be of the single-compartment design. A permit shall be obtained from the Fire Code Official for the storage or keeping of volatile inflammable fluids in excess of ten (10) gallons in any building. The Fire Code Official is further authorized to issue temporary permits for the above ground storage of such fluids in tanks, which shall not exceed two thousand (2,000) gallon (7580L) capacity for the purpose of providing fuel for heavy equipment used in building construction, earth moving, earth grading or similar operations and such permits may be issued only for sites where there are not close hazards. Such temporary permits shall be issued with the time limits set that shall conform to the reasonably necessary time for completion of the individual job for which the permit is issued. Permanent above ground tanks of greater capacity that meet the requirements of Section 5704.2 shall be exempted.

060.090.030 International Fire Code Commentary.

The International Fire Code Commentary, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted as an enforcement guide. The Fire Official, or any authorized representative, shall have the discretion to apply the contents of the commentary

referenced in this Title in a given circumstance, but the Fire Official is not required to strictly apply such contents in every conceivably relevant circumstance.

APPENDICES

Appendix D – Fire Apparatus Access Roads

Sections D106.3 and D107.3 are hereby adopted.

Appendix H Hazardous Materials Management Plan (HMMP) and hazardous Materials Inventory Statement (HMIS) Instructions.

Appendix H shall be amended to utilize a hazardous Materials Declaration Form designated by the fire authority having jurisdiction.

Appendix J, Building Information Sign

Section **J101.1 Scope.** At the discretion of the Fire Code Official, new buildings shall have a building information sign(s) that shall comply with Sections J101.1.1 through J101.7. At the discretion of the Fire Code Official, existing buildings shall be brought into compliance with Sections J101.1.1 through J101.8 when one of the following occurs:"

The exception of group U occupancies is hereby deleted.

ARTICLE 060.100 NATIONAL ELECTRICAL CODE

060.100.010 Adoption of National Electrical Code; Penalty for Violations; Conflict.

- (a) *Adoption of Code.* All electrical wiring, fixtures and appliances installed, altered or repaired within the City, or in connection with any building therein, shall, so far as materials, design, workmanship and manner of installation, conform with the National Electrical Code, promulgated by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts 02269-9101, as adopted and amended by the State of Colorado, which code is incorporated herein and adopted by this reference.
- (b) Any person violating any of the provisions of the National Electrical Code, as adopted in this section, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the National Electrical Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.100.020 Work Permit.

- (a) *Required.* No alterations or additions shall be made in the wiring of any building, nor shall any building be wired for electric lights, motors or heating or cooling devices, nor shall any electrical apparatus be installed, without first securing a permit therefore from the State Electrical Inspector.
- (b) *Application.* Applications for permits required by this section shall be in writing, filed before the work is started, upon forms describing the work contemplated and providing such information as may be required by the State Electrical Inspector.

- (c) *Permit fees; administrative and appeal procedures.* The permit fees and the administrative and appeal procedures for electrical work performed pursuant to this article shall be as set forth in C.R.S. § 12-115-101 et seq., as amended.

060.100.030 Inspectors.

The State Electrical Inspector shall serve as electrical inspector for the City.

060.100.040 Inspections.

- (a) *Inspection generally.* Electric current shall not be turned on until the electrical installation shall have been inspected, approved and marked in a conspicuous place by the electrical inspector. The electrical inspector shall carefully inspect all electrical installations prior to and after completion, and he is hereby authorized and empowered to remove any and all obstructions such as lath, plastering, boarding, partitions or any other obstruction which interferes with a thorough and complete inspection. Inspections may be made at any time during the installation that the inspector deems is expedient or necessary.
- (b) *Issuance of certificate of inspection.* Upon final inspection of an electrical installation, the electrical inspector shall issue his certificate of compliance or prescribe changes necessary for such compliance. Upon such changes being made to the satisfaction of the inspector, he shall issue the certificate of inspection, which shall authorize the commencement of the electrical service. After issuance of any such certificate, no change shall be made either by way of addition, alteration or taking from the same without the written consent of the inspector.
- (c) Notice and discontinuance of service when defect discovered through inspection.
- (1) Whenever the electrical inspector, during an electrical installation, shall find any wire or wires or equipment in a dangerous condition or so placed as to interfere with the work of the fire department, he shall notify the owner or the person using or operating such wires or equipment to remedy the defect. Every person who fails or refuses to remedy such defects within ten (10) days, or a longer period when the same is granted by the inspector, after receipt of notice shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished in accordance with the provisions of Section 010.020.080.
- (2) The electrical inspector is hereby authorized and empowered to enforce a discontinuance of electrical service in every case where wiring or equipment is found to be defective or in noncompliance with this article; and, when service has been ordered discontinued, electrical service shall not be restored or reconnected until the defect has been remedied.

ARTICLE 060.110 NATIONAL ELECTRICAL SAFETY CODE

060.110.010 Adoption of National Electrical Safety Code.

- (a) *Adoption of Code.* All electric supply and communication lines installed, altered, or repaired within the corporate limits of the City shall be designed, constructed and maintained to meet the requirements of the National Electrical Safety Code, approved by the American National Standards Institute, and published by the Institute of Electrical and Electronics Engineers Inc., 345 East Forty-Seventh Street, New York, New York 10017, as adopted and amended by the State of Colorado, which code is incorporated herein and adopted by this reference.
- (b) *Conflicts between National Electrical Safety Code and National Electrical Code current edition(s) as adopted and enforced by the state of Colorado.* In the event that there is any conflict between the provisions of the National Electrical Code, as adopted in this Title, and the National Electrical Safety Code, as adopted in this Article, then the code giving the strictest requirements shall be followed in order to promote the health, safety and welfare of the citizens of the City.

- (c) If the provisions of the National Electrical Safety Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (d) Any person violating any of the provisions of the National Electrical Safety Code, as adopted in this Article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.

ARTICLE 060.120 INTERNATIONAL FUEL GAS CODE

060.120.010 International Fuel Gas Code Adopted; Penalty for Violation; Conflict.

- (a) For purposes of regulating the minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of fuel gas systems in the City of Glenwood Springs, the International Fuel Gas Code, 2021 edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, is hereby adopted except as it is amended in this article.
- (b) Any person violating any of the provisions of the International Fuel Gas Code, as adopted in this section, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Fuel Gas Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(Ord. No. 20-2017 , § 2, 11-2-2017)

060.120.020 Amendments to the International Fuel Gas Code.

CHAPTER 1—SCOPE AND ADMINISTRATION

§101.1 Title.

These regulations shall be known as the *Fuel Gas Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Fuel Gas Code or as "the code."

§103.1 Creation of agency.

This section is hereby deleted.

§103.2 Appointment (Building Official).

Building Official is hereby authorized and directed to enforce all of the provisions of this code; however, a guarantee that all buildings and structures have been constructed in accordance with all of the provisions of this code is neither intended nor implied.

§104.8 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§109.2.1 Fee Schedule.

The fees for mechanical work shall be as follows:

- 1. Installation of gas appliances\$ 60.00
- 2. Gas systems: addition, alteration, remodel (two inspections) \$100.00

§113.1 Means of Appeal.

An order, decision or determination by the Building Official relative to the application and interpretation of this code may be appealed to the Building Board of Appeals by presenting a notice of appeal to the Building Official and Community Development Director within 14 days of the decision being appealed. The notice of appeal should state the decision being appealed and the basis for the appeal. Failure to present the notice of appeal within 14 days shall be a waiver of any further right of appeal. The Planning and Zoning Commission shall serve as the Building Board of Appeals. Upon receipt of the notice of appeal, the Community Development Director will place the item on the next meeting agenda of the Planning and Zoning Commission. A timely appeal shall stay all proceedings related to the action being appealed unless the fire code official determines that such a stay would cause imminent peril to life or property. Sections 113.2, 113.3, and 113.4 are hereby deleted.

§114.1 Membership of board.

This section is hereby deleted.

CHAPTER 3—GENERAL REGULATIONS

§303.3 Prohibited locations.

Nos. 3 and 4 are hereby deleted. Unvented room heaters are prohibited in the City of Glenwood Springs.

CHAPTER 4—GAS PIPING INSTALLATIONS

§403.4.2.1 Galvanized Pipe.

Galvanized pipe shall not be used with propane.

§406.4.1 Test Pressure.

The test pressure to be used shall be no less than 1 ½ times the proposed maximum working pressure, but not less than 10 psig, irrespective of design pressure. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

CHAPTER 5—CHIMNEYS AND VENTS

§501.8 Appliances Not Required to Be Vented.

No. 8 is hereby deleted.

CHAPTER 6—SPECIFIC APPLIANCES

§603.1 General (Log Lighters).

Log lighters are prohibited.

§621 Un-vented Room Heaters.

This section is hereby deleted.

ARTICLE 060.130 MISCELLANEOUS PERMITS

060.130.010 Street Cut Permit.

- (a) *Permit required.* It shall be unlawful for any person, other than an officer or employee of the City in the course of his employment, to make or cause or permit to be made any excavation or opening in or under the

surface of any street, alley, sidewalk, public right-of-way or other public place without first obtaining a permit therefore or to make any such excavation in any manner which does not comply with the permit issued therefore.

- (b) *Application.* Any person desiring a permit to excavate in any street, alley, sidewalk, public right-of-way or other public place shall make application therefore to the city engineer and/or Building Official upon applications furnished for that purpose and shall pay a fee in accordance with Article 090.045 of the Municipal Code.
- (c) *Excavations controlled by the public works department.* All excavations made in any street, alley, sidewalk, public right-of-way or other public place shall be made under the supervision of the Public Works Department and shall be performed in accordance with the provisions of Article 090.045 of the Municipal Code. The Public Works Department shall have the right to prescribe the method to be used in the excavation, the width thereof and any other reasonable conditions for the protection of utilities or the public or for minimizing the interference with vehicular or pedestrian traffic.
- (d) *Safety and protection of the public.* Any person making or causing to be made any excavation or opening in any street, alley, sidewalk, public right-of-way or other public place or within five (5) feet (one hundred fifty-two (152) centimeters) of the line of any public right-of-way or public place shall provide barricades or other suitable protective devices that will prevent inadvertent entry into the work area by members of the public and will prevent injury to such persons. No excavations shall be allowed to remain open between sunset and sunrise, unless prior approval of the Public Works Department has been granted. If such approval is granted, such excavations shall be properly barricaded, and properly lighted so as to warn all persons of such danger. All barricades and lights shall be of substantial construction and shall be furnished by the person doing the work.
- (e) *Traffic control plan required.* Any person making or causing to be made any excavation or opening in any street, alley, sidewalk, public right-of-way or other public place which affects the movement of vehicles, bicycles or pedestrians shall have prepared a traffic control plan to be submitted with the application for a permit for such excavation. Preparation of the traffic control plan, and the subsequent installation and maintenance of traffic control devices, shall be by a certified traffic control supervisor, and shall be in accordance with the provisions of Article 090.045 of the Municipal Code. The traffic control plan shall be submitted to, reviewed by and approved by the City Engineer before any excavation may begin.
- (f) *Restoration of paving after excavations.* All restoration of paving surfaces, after an opening or excavation has been made, shall be made in accordance with Article 090.045 of the Municipal Code. The entire cost of restoring the paving to its original condition shall be paid by the person making the excavation.

060.130.020 Street Obstruction Permit.

Except as otherwise provided in this Code, it shall be unlawful for any person to obstruct a street or sidewalk with any debris, lumber, sand, gravel, dirt, abandoned or wrecked automobiles or other material or substance without first obtaining a permit from the public works department. Such permits may be granted only where the obstruction is necessary for the construction, alteration or repair of the adjoining property and such permitted obstructions shall be limited to as short a time as is reasonably possible. Each day that an unlawful obstruction is permitted to exist shall constitute a separate and distinct offense.

060.130.030 Access Permit and Regulations.

- (a) *Access prohibition.* No person shall install, create or modify a point of vehicular access, by curb cut or otherwise, upon a public right-of-way without first obtaining a permit therefore from the City Engineer. Construction of such point of vehicular access shall be in conformance with design requirements as set forth in Title 070 of the Municipal Code.
- (b) *Fee and Inspection.* Every applicant for a permit to create a point of vehicular access shall pay a fee of fifty dollars (\$50.00) and submit such forms and information as required by the City Engineer. The City Engineer

may impose such conditions as are necessary to accomplish the purpose of this section. Prior to any use of the point of vehicular access, it shall be inspected by the City Engineer who shall issue a written approval if the point of vehicular access as completed conforms to the permit and to the conditions imposed by the City Engineer.

- (c) *Stop Work Order.* The City Engineer may issue a stop work order to any person violating any provisions of this section and require any such person to remove, seal or otherwise block any point of vehicular access established in violation of this section. Upon the failure of such person to remove, seal or otherwise block the point of vehicular access, the City may perform such work, and the owner of the property in which the point of vehicular access is located shall reimburse the City for all costs of materials and labor expended by the City. All costs for materials and labor expended by the City shall constitute expenditures for the maintenance of sidewalks, curbs and gutters, and shall constitute a special assessment upon the property in which the point of vehicular access is located and shall constitute a lien against such property having priority over all other liens except general taxes and prior special assessments, which may be certified by the city clerk to the Garfield County Treasurer who shall collect the assessment, together with a ten (10) percent penalty for the cost of collection, in the same manner as other taxes are collected.

060.130.040 Sidewalk and Curb and Gutter Construction Permit.

- (a) *When Permits are Required.* Excepting as set forth in Subsection 060.130.040(b), any person who is permitted pursuant to the provisions of Article 090.040 of the Municipal Code, to build, reconstruct or repair any sidewalk or curb and gutter must, before commencing any work of building, reconstructing and repair of any sidewalk or curb and gutter, make application for and procure from the engineering department a permit for such work. The permit shall be issued only to a person who has obtained a license as required by Title 050 of the Municipal Code, or to an owner of property who is personally performing such work upon real property owned by him. Such application shall include a correct description of the lots, tracts or parcels of land in front of which and along which said sidewalk or curb is to be constructed, reconstructed or repaired. No such permit shall be issued by the engineering department until an established grade for such sidewalk or curb and gutter shall have been reviewed and approved by the City Engineer.
- (b) *When Permit Not Required.* Any property owner whose real property abuts a sidewalk in a City right-of-way need not obtain a permit before commencing any reconstruction or repair of an area of that sidewalk less than fifty (50) square feet (4.7 meters²), however, such person shall advise the public works department of the nature and extent of such repair. For purposes of this subsection, a person may not arbitrarily divide sidewalk repair or reconstruction projects into areas of less than fifty (50) square feet (4.7 meters²), and should the City, in its sole discretion, determine that the entire project encompasses more than fifty (50) square feet (4.7 meters²), a permit shall be required.
- (c) *Permit Fees.* No permit required by this section shall be issued until all fees set forth in the City's Engineering Standards are paid.

060.130.050 Permits for Moving Buildings.

It shall be unlawful for any person including the owner of any building or his contractor to move any building over the streets of the City without first obtaining a permit therefor. In granting such a permit the public works department and/or Building Official may impose such restrictions or conditions as deemed necessary to protect the streets of the City or any utilities from damage, and may make any other reasonable requirements which are deemed necessary for the protection of the public.

ARTICLE 060.140 REGULATION OF RESIDENTIAL CONSTRUCTION

060.140.010 Residential Construction Activities Prohibited.

In addition to the prohibitions contained in Sections 100.010.030 and 100.070.030, it shall be unlawful for any property owner or renter, contractor, subcontractor, or any person performing residential construction work within the City to engage in the following activities:

- (1) Permit or allow any accumulation of trash or garbage on residential property where construction work has been or is being conducted which is not secured within a trash dumpster or container.
- (2) Permit or allow any trash, garbage or construction debris to blow or otherwise be carried from a residential property where construction work has been or is being conducted onto or about surrounding properties.
- (3) Permit or allow any excavated material or concrete mixture, including that which is produced by rinsing out a mobile concrete mix truck at any location other than within the boundaries of the lot(s) on which the excavated material originated or concrete mixture was applied, or other site whose owner has not given prior specific permission for such activity. In the event excess excavated material or concrete mixture is applied, whether intentionally or inadvertently, to adjacent lots, drives or sidewalks, any person performing said construction or any person owning the property on which such construction activity takes place, shall remove such excess.

060.140.020 Violations; Conflicts.

- (a) In addition to any other remedies provided by this article, any person violating any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (b) If the provisions of this Article 060.140 of the Municipal Code conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

ARTICLE 060.150 INTERNATIONAL SWIMMING POOL AND SPA

060.150.010 Adoption of the International Swimming Pool and Spa Code.

- (a) Pursuant to the power and authority conferred by the laws of the State of Colorado and the Charter of the City of Glenwood Springs, Colorado, it is hereby adopted as the swimming pool and spa code of the City of Glenwood Springs, Colorado, the International Swimming Pool and Spa Code, 2021 edition published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 60478, all to have the same force and effect as though set forth herein in every particular.
- (b) Any person, firm or corporation violating any of the provisions of the International Swimming Pool and Spa Code, as adopted in this article, shall be deemed guilty of a misdemeanor and upon conviction of the same shall be punished by a fine of up to one thousand dollars (\$1,000.00). Each day such violation is allowed to persist shall constitute a separate and new offense.
- (c) If the provisions of the International Swimming Pool and Spa Code, as adopted in this article, conflict with any other provisions of the Municipal Code then the more restrictive of the two shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

060.150.020 Amendments to the International Swimming Pool and Spa Code.

§101.1 Title.

These regulations shall be known as the *Pool Code* of the City of Glenwood Springs, Colorado, hereinafter referred to as the Glenwood Springs Pool Code or as "this code."

§104.8 Liability.

The adoption of this code, and any previous codes adopted by the City of Glenwood Springs, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee, or agent, nor shall this code or any previous codes be deemed to create any civil remedy against a public entity, public employee, or agent. The Building Code Official, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

§108.2 Schedule of permit fees.

The fees for all plumbing work shall be per Table 1-A of the Glenwood Springs Municipal Code Section 060.020.020.