

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

5 16.04.030. - Section 101.1 amended—Title.

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

8 16.04.040. - Section 105.2 amended—Work exempt from permit.

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

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

14 16.04.050. – Section 105.5 amended – Expiration.

15 Section 105.5 of the International Building Code is deleted and replaced with the
16 following:

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

26 16.04.060. - Section 107.3.1 replaced—Approval of construction documents.

27 Section 107.3.1 of the International Building Code is replaced with the following:
28 107.3.1 – Approval of construction documents. When the building official issues
29 a permit, the construction documents shall be approved, in writing or by a stamp
30 which states, “Reviewed for Code Compliance.” One set of construction documents
31 so reviewed shall be retained by the building official. The other set shall be returned

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

7 16.04.070. - Section 109.2 amended—Schedule of permit fees.

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

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

12 16.04.080. - Section 109.6 replaced—Fee Refunds.

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

14 109.6. The building official shall refund any fee paid hereunder which was
15 erroneously paid or collected. Where no work has been done under a permit, the
16 permittee may forfeit the permit and receive a refund of 80 percent of the permit
17 fee paid. Where an applicant has paid a plan review fee for a permit under this
18 chapter, and then withdrawn or canceled the application before plan review
19 concluded, the building official shall refund the applicant 80 percent of the plan
20 review fee paid, less any city expenses for plan review by an outside consultant.
21 The building official shall not authorize refunding of any fee paid except on written
22 application filed by the original permittee not later than 180 days after the date of
23 the fee payment.

24 16.04.090. - Section 111.1 amended—Use and occupancy.

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

27 Exception:

28 Group U occupancies.

1 16.04.100. – Section 111.5 added—Certificate of completion or partial
2 completion.

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

4 Section 111.5 Certificate of completion or partial completion. A certificate of
5 partial completion is required on all projects not intended for immediate use or
6 occupancy until further tenant finish work is completed, which projects are
7 otherwise in compliance with approved plans, specifications, and ordinances
8 enforced by the building official. A certificate of completion is intended for Group
9 U occupancies or for remodeled buildings not requiring a new certificate of
10 occupancy and for alterations to existing buildings where the occupancy limits of
11 that building have not changed. The certificate shall contain all information
12 required for a certificate of occupancy in accordance with Section 111.2.

13 16.04.110. - Section 113 replaced—Board of appeals.

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

16 113.1 General. For provisions relating to the board of appeals, see chapter 16.30
17 of the Longmont Municipal Code.

18 16.04.120. - Section 114 replaced—Violations.

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

21 114.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
22 relocate, add to, replace, demolish, use, occupy or maintain any building or
23 structure, or cause or permit the same to be done, in violation of this code.

24 114.2 Violation. Any person committing or permitting a violation of this code
25 commits a separate offense for each day or part of a day during which the violation
26 exists. Offenses are punishable according to chapter 1.12 of the Longmont
27 Municipal Code.

28 114.3 Violation penalties. Imposition of one penalty for any violation shall not
29 excuse the violation nor permit it to continue, and all such persons shall correct or
30 remedy such violations or defect within a reasonable time.

1 114.4 Prosecution of violation. In addition to any other penalties, any violation of
2 this code is a public nuisance and shall be enjoined by a court of competent
3 jurisdiction. Nothing in this code shall prevent the city attorney from seeking
4 appropriate legal or equitable relief from any court of competent jurisdiction.

5 16.04.130. - Section 202 amended—Definitions.

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

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

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

- 14 1. Individually listed national or state register property.
- 15 2. Contributing property in a national or state district.
- 16 3. Designated local landmark.
- 17 4. Contributing building in a local historic district.

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

20 WOOD STOVE: A wood-fired appliance, including a fireplace insert, that
21 complies with the regulations for new or improved equipment installed in homes or
22 businesses promulgated by the Air Quality Control Commission of the Colorado
23 Department of Public Health and Environment.

24 16.04.140. – Section 310.4 amended.

25 Section 310.4 of the International Building Code is amended by the addition of the
26 following:

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

1 16.04.150. - Section 310.4.1 amended - Care facilities within a dwelling.

2 Section 310.4.1 of the International Building Code is amended by deleting the
3 following from the sentence: provided an automatic sprinkler system is installed in
4 accordance with section 903.3.1.3 of section P2904 of the International Residential
5 Code.

6 16.04.160. – Section 310.4.2 amended – Lodging houses.

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

9 16.04.170. – Section 310.4.3 added.

10 Section 310.4 of the International Building Code is amended by the addition of the
11 following subsection:

12 310.4.3 Short-term rentals. Dwelling units used as short-term rentals, as defined in
13 section 15.10.010(E) of the Longmont Municipal Code, with five or fewer guest
14 rooms and 12 or fewer occupants, shall be permitted to be constructed in
15 accordance with the International Residential Code.

16 16.04.180. - Section 402.3 deleted—Lease plan.

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

19 16.04.190. - Section 708.3 amended—Fire-resistance rating.

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

22 16.04.200. - Section 901.5.1 added—Installation acceptance testing for automatic
23 fire sprinkler system tenant finish permit.

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

26 Section 901.5.1 Installation Testing. Installation acceptance testing for automatic
27 fire sprinkler system tenant finish permit. The addition, modification, or deletion of
28 20 or more sprinkler heads requires a hydrostatic test of 50 psi above static system
29 pressure for the period of 2 hours.

30 Exception: Separate permits issued for the same project limited to 19 or less
31 sprinkler heads.

1 16.04.210. - Section 901.6 replaced — Inspection, testing, and maintenance.

2 Section 901.6 of the International Building Code is deleted in its entirety and
3 replaced with the following:

4 901.6 Inspection, Testing, and Maintenance. Fire detection, alarm, and
5 extinguishing systems shall be maintained in an operative condition at all times and
6 shall be replaced or repaired where defective. Non-required fire protection systems
7 shall be inspected, tested, maintained, removed, or posted as required by the fire
8 code official.

9 16.04.220. – Section 901.6.3 deleted – Records

10 Section 901.6.3 is deleted in its entirety and replaced with the following:

11 901.6.3 Records. Records of all system inspections, tests, and maintenance required by the
12 referenced standards shall be maintained. Inspection, Testing, and Maintenance reports
13 shall be submitted to the fire code official within 7 days of completion of the inspection
14 report.

15 16.04.230. - Section 903.2.11.1.3 replaced—Basements.

16 Section 903.2.11.1.3 of the International Building Code is amended by the deletion of
17 903.2.11.1.3 as published and the adoption of the following:

18 903.2.11.1.3 Basements. Where any portion of a basement is located more than 50 feet
19 (22,860 mm) from openings required by section 903.2.11.1, or where walls, partitions, or
20 other obstructions are installed that restrict the application of water from hose streams, the
21 basement shall be equipped throughout with an approved automatic sprinkler system.

22 Exception: Exterior access/openings to basement approved by fire code official.

23 16.04.240. - Section 903.2.11 amended—Specific building areas and hazards.

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

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

30 Exception: F-2 Occupancies.

1 16.04.250. - Section 903.3 replaced—Installation Requirements.

2 Section 903.3 of the International Building Code is deleted in its entirety and
3 replaced with the following:

4 Section 903.3 Installation requirements. Automatic sprinkler systems shall be
5 designed and installed in accordance with this section and sections 903.3.1 through
6 903.3.8. Per Longmont Municipal Code, section 14.04.170.D, if a single water
7 meter is installed for the multi-family project, only a 903.3.1.1 (NFPA 13 or
8 903.3.1.2 (NFPA 13R) shall be allowed. If a service line and meters are set for
9 each individual townhome unit, then only a 903.3.1.3 (NFPA 13D) system shall be
10 allowed to be installed.

11 16.04.260. - Section 903.4.2 replaced—Alarms.

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

14 903.4.2 Alarms. Approved audible/visual devices shall be connected to every
15 automatic sprinkler system. Such sprinkler water-flow alarm devices shall be
16 activated by water flow equivalent to the flow of a single sprinkler of the smallest
17 orifice size installed in the system. An approved audible/visual sprinkler flow
18 alarm shall be provided on the exterior of the building in an approved location
19 above the fire department connection. An approved audible/visual sprinkler flow
20 alarm to alert the occupants shall be provided throughout the interior of the building
21 in accordance with sections 907.6.2 through 907.6.2.3 and NFPA 72. Where a fire
22 alarm system is installed, actuation of the automatic sprinkler system shall actuate
23 the building fire alarm system.

24 16.04.270. - Section 904.2.2 Replaced – Commercial Hood and Duct Systems.

25 Section 904.2.2 of the International Building Code is deleted in its entirety and
26 replaced with the following:

27 904.2.2 Commercial Hood and Duct Systems. Each required commercial kitchen
28 exhaust hood and duct systems required by the International Mechanical Code to
29 have Type I hood shall be protected with an approved automatic fire-extinguishing
30 system installed in accordance with this code.

1 16.04.280. - Section 904.3.5 amended—Monitoring.

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

4 904.3.5.1 Monitoring. Monitoring of alternative automatic fire-extinguishing
5 systems, when installed as an alternative to the required automatic sprinkler
6 systems of section 903, monitoring shall be required in accordance with NFPA 72.

7 16.04.290. – Section 905.2 replaced – Installation standard.

8 Section 905.2 of the International Building Code is amended by deletion of section
9 905.2 as published and adoption of the following:

10 905.2 Installation standard. Standpipe systems shall be installed/designed as an
11 automatic wet standpipe with a 500 gpm at 100 psi at the two most demanding hose
12 outlets in accordance with this section and NFPA 14. Fire department connections
13 for standpipe systems shall be in accordance with section 912.

14 16.04.300. - Section 906.1 amended—Where required.

15 Section 906.1, Item 1 of the International Building Code is amended by deletion of
16 906.1, Item 1 as published and the adoption of the following:

- 17 1. In all occupancies not protected by approved fire sprinkler systems.

18 16.04.310. - Section 907.1.2 replaced – Fire alarm shop drawings.

19 Section 907.1.2 of the International Building Code is amended by deletion of
20 907.1.2 as published and the adoption of the following:

21 907.1.2 Fire alarm shop drawings. Shop drawings for fire alarm systems shall be
22 prepared in accordance with NFPA 72 and submitted for review and approval prior
23 to system installation. Shop drawings shall bear the stamp of either a Professional
24 Engineer (PE) licensed in the State of Colorado or an individual holding a level 3
25 certification in fire alarm design by the National Institute for Certification in
26 Engineering Technologies (NICET).

27 16.04.320. - Section 907.1.3 replaced—Equipment.

28 Section 907.1.3 of the International Building Code is amended by deletion of
29 907.1.3 as published and the adoption of the following:

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

4 Exception: Fire alarm panels that can transmit individual specific initiating device
5 information.

6 907.1.3.1 Combination fire and security panels. A fire alarm system shall not be
7 used for any purpose other than fire protection or control of fire protection systems.
8 Combination fire and security panels are not permitted.

9 16.04.330. - Section 907.2.1 replaced—Group A.

10 Section 907.2.1 of the International Building Code is amended by deletion of
11 section 907.2.1 as published and adoption of the following:

12 907.2.1 Group A. A manual and automatic fire alarm system shall be installed in
13 accordance with NFPA 72 in all Group A occupancies. Portions of Group E
14 occupancies occupied for assembly purposes shall be provided with a fire alarm as
15 required for the Group E occupancy.

16 Exceptions:

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

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

21 16.04.340. - Section 907.2.7.1 deleted—Occupant notification.

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

23 16.04.350. - Section 907.6.6 amended—Monitoring.

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

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

28 16.04.360. – Section 913.1 replaced – General.

29 Section 913.1 of the International Building Code is amended by deletion of section
30 913.1 as published and the adoption of the following:

1 913.1 General. Where provided, fire pumps shall be installed in accordance with
2 this section and NFPA 20. Sizing of fire pumps shall be limited to a maximum of
3 125 percent of the pump rated capacity to meet total flow demand.

4 16.04.370. - Section 1010.2.13 amended—Delayed egress.

5 Section 1010.2.13 of the International Building Code is amended by the deletion of
6 section 1010.2.13 as published and replaced with the following:

7 Approved, listed, delayed egress locking systems shall be permitted to be installed
8 on doors serving any occupancy except Group A, E, and H occupancies in buildings
9 which are equipped throughout with an automatic sprinkler system in accordance
10 with section 903.3.1.1, and an approved automatic smoke detection system installed
11 in accordance with section 907.

12 16.04.380. - Section 1010.2.14 amended—Controlled egress doors in Groups I-1
13 and I-2.

14 Section 1010.2.14 of the International Building Code is amended by replacing the
15 word “or” with the word “and” after “section 903.3.1.1.”

16 16.04.390. - Section 1020.2 amended—Construction.

17 Section 1020.2 of the International Building Code is amended by the revision of
18 Table 1020.2 as follows:

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

21 16.04.400. - Section 1512.2.1.1 amended—Roof recover.

22 Section 1512.2.1.1 of the International Building Code is amended by replacing
23 exception 3 and adding exceptions 4 and 5, as follows:

24 3. Where an existing roof has one or more applications of any type of roof
25 covering.

26 4. When a building of any size is subjected to cumulative asphalt shingle
27 roof membrane damage of one hundred square feet or greater, the roof shall be
28 replaced in its entirety. Materials and methods of application used for re-covering
29 or replacing an existing roof covering shall comply with the requirements of chapter
30 15.

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

16.04.410. - Section 1608.1 amended—General.

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

The basic design snow load shall be thirty pounds per square foot (30 PSF) with no reductions permitted (1436.4Pa).

16.04.420. - Section 1608.2 replaced—Ground snow loads.

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

1608.2 Ground Snow Loads. The ground design snow load shall be thirty pounds per square foot (30 PSF) with no reductions.

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

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

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

16.04.440. - Section 1609.3 replaced—Basic wind speed.

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

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

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

Category I structures, $V = 130$ mph

Category II structures, $V = 139$ mph

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

16.04.450. - Section 3001.1 amended—Scope.

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

All elevators shall be inspected annually.

1 16.04.460. - Section 3202.3.1 added—Awnings, canopies, marquees and signs.

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

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

9 Exceptions:

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

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

15 16.04.470 – Section 3310.1 replaced – Stairways required.

16 Section 3310.1 of the International Building Code is replaced with the following:

17 3310.1 Stairways required. Where a building under construction or renovation has
18 progressed to a height of two or more stories not less than one permanent stairway
19 shall be provided.

20 16.04.480 – Section 3310.3 added - Stairways required for existing building.

21 Section 3310 of the International Building Code is amended by the addition of
22 section 3310.3 as follows:

23 Section 3310. Where an existing building exceeding 40ft in building height is
24 altered, not less than one temporary lighted stairway shall be provide unless one or
25 more of the permanent stairways are erected as the construction progresses.

26 Section 2. International Residential Code and Appendices Adopted.

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

29 16.06.010. - International Residential Code for One and Two Family Dwellings,
30 Including Appendix Chapters A, B, F, H, K, P and Q adopted.

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted, as the building code of the City for detached one and two family dwellings, multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress, and their accessory structures, by reference thereto, the International Residential Code for One and Two Family Dwellings, 2021 Edition, including Appendix chapters A, B, F, H, K, P and Q published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. The adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of buildings and structures for the purpose of safeguarding life or limb, health, and public welfare. All references in this code to the International Residential Code are to the edition referenced above.

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

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

16.06.030. - Section R101.1 amended—Title.

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

16.06.040. - Section R101.2 amended—Scope.

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

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

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

7 16.06.050. - Section 104.10.1 replaced—Flood hazard areas.

8 Section R104.10.1 of the International Residential Code is replaced with the
9 following:

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

12 16.06.060. - Section R105.2 amended—Work exempt from permit.

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

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

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

19 Subsections 2 and 10 are deleted in their entirety.

20 16.06.070 Section 105.5 replaced – Expiration.

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

22 105.5 Expiration. Every building permit issued pursuant to the International
23 Residential Code shall expire and be no longer valid if the work authorized by such
24 building permit has not had at least one required inspection within 365 days from
25 the issue date of such building permit. A building permit shall also be no longer
26 valid if no further inspection of work authorized by the building permit has occurred
27 within 180 days of the prior inspection. Regardless of when any work authorized
28 by the building permit has started or without regard to any inspection work, a
29 building permit shall expire one year from the date of issuance. No refund of the
30 building permit fee/s shall be issued for expired building permits. Before any work
31 may commence or resume for work authorized by an expired building permit, a

1 new building permit fee shall be paid in the amount as established by the schedule
2 of fees adopted by resolution provided no changes have been made to the original
3 approved drawings and specifications for such work. The building official is
4 authorized to grant, in writing, one or more extensions for periods of not more than
5 180 days for each extension. The extension shall be requested for in writing with
6 justifiable cause demonstrated.

7 16.06.080. – Section R106.3.1 replaced—Approval of construction documents.

8 Section R106.3.1 of the International Residential Code is replaced with the
9 following:

10 When the building official issues a permit, the construction documents shall be
11 approved in writing or by a stamp which states, “Reviewed for Code Compliance.”
12 One set of construction documents so reviewed shall be retained by the building
13 official. The other set shall be returned to the applicant, shall be kept at the site of
14 the work and shall be open to inspection by the building official or his or her
15 authorized representative. Printing of the approved electronic plans shall be the
16 responsibility of the owner or the owner’s authorized agent. These plans shall be
17 printed in color, in the original submitted format, shall be kept at the work site and
18 shall be available for inspection by the building official or his or her authorized
19 representative.

20 16.06.090. – Section R108.2 amended—Schedule of permit fees.

21 Section R108.2 of the International Residential Code is amended by the addition of
22 the following:

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

25 16.06.100. – Section R108.5 replaced—Fee refunds.

26 Section R108.5 of the International Residential Code is replaced with the following:
27 R108.5 Fee refunds. The building official shall refund any fee paid hereunder which
28 was erroneously paid or collected. Where no work has been done under a permit,
29 the permittee may forfeit the permit and receive a refund of 80 percent of the permit
30 fee paid. Where an applicant has paid a plan review fee for a permit under this
31 chapter, and then withdrawn or canceled the application before plan review

1 concluded, the building official shall refund the applicant 80 percent of the plan
2 review fee paid, less any city expenses for plan review by an outside consultant.
3 The building official shall not authorize refunding of any fee paid except on written
4 application filed by the original permittee not later than 180 days after the date of
5 the fee payment.

6 16.06.110 - Section R112 replaced—Means of appeals.

7 Section R112 of the International Residential Code is replaced with the following:
8 R112.1 General. For provisions relating to the board of appeals, see chapter 16.30
9 of the Longmont Municipal Code.

10 16.06.120. - Section R113 replaced—Violations.

11 Section R113 of the International Residential Code is replaced with the following:
12 R113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
13 relocate, add to, replace, demolish, use, occupy or maintain any building or
14 structure, or cause or permit the same to be done, in violation of this code.

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

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

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

26 16.06.130. - Section R202 amended—Definitions.

27 Section R202 of the International Residential Code is amended by the addition of
28 the following:

29 BEDROOM/SLEEPING ROOM: An enclosed space within a dwelling unit, used
30 or intended to be used for sleeping purposes, meeting the minimum area

requirements of the building code or containing a closet or similar area which is easily converted into a closet (such space needs only doors to become a closet).

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

DETACHED STRUCTURE: An accessory structure that has at least five feet (5 FT) separation distance from the principle structure.

EV-READY SPACE. A parking space that is provided with dedicated branch circuit for charging electric powered vehicles. Wiring capable of supporting a 40-amp, 208/240-volt circuit, terminates at a junction box or receptacle located within 3 feet (914 mm) of the parking space, and the electrical panel directory shall designate the branch circuit as "For electric vehicle charging" and the junction box or receptacle shall be labelled "For electric vehicle charging."

FLOOR AREA GROSS: Shall be as defined in section 202 of the International Building Code, 2021 Edition.

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

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

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

STORY ABOVE GRADE PLANE: Any story having its finished floor surface entirely above grade plane, except that a basement shall be considered as a story above grade plane where the finished surface of the floor above the basement meets any one of the following:

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

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

1. Walls and ceilings comprising the building thermal envelope have a continuous water vapor retarder with a rating of 1 perm (5.7·10⁻¹¹ kg/Pa · s · m²) or less with openings therein gasketed or sealed.

2. Storm windows or weather stripping is applied around the threshold and jambs of opaque doors and openable windows.

3. Caulking or sealants are applied to areas such as joints around window and door frames between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines, and at other similar openings.

16.06.140. - Section R301.2.1.1 amended—Wind limitation and wind design required.

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

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

16.06.150. - Table R301.2(1) amended—Climatic and geographic design criteria.

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

GROUND SNOW LOAD	WIND Speed	SEISMIC DESIGN CATEGORY ^g	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP ^f	ICE SHIELD	FLOOD HAZARDS ^h	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d					
30psf	110mph Nominal 142mph ultimate	B	Severe	30 inch (762mm)	Slight to Moderate	None to Slight	-2° F (18.9° C) -10° F for boilers	Yes	January 1977	979	48.8

16.06.160. - Section R302.1 amended—Exterior Walls.

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

Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1 (1); or dwellings equipped

1 throughout with an automatic sprinkler system installed in accordance with section
2 P2904 or International Building Code sections 903.3.1.1, 903.3.1.2, or 903.3.1.3
3 shall comply with Table R302.1 (2).

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

6 Exception:

7 1. On exterior walls, where non-combustible cladding is installed over 5/8”
8 Type “X” gypsum sheathing, three feet shall be the minimum fire separation
9 distance.

10 16.06.170. – Section R302.13 amended—Fire protection of floors.

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

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

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

20 6. Floor assemblies located over a basement or crawl space, with mechanical
21 equipment rooms not larger than 80 square feet may be constructed per exception
22 #4, using fire treated I joists only above the furnace closet area with minimum 5/8
23 inch Type X gypsum wallboard on the enclosing walls and shall be equipped with
24 solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or
25 honeycomb-core steel doors not less than 1 3/8 inches (35 mm) in thickness, or 20-
26 minute fire-rated doors. Doors shall be self-latching and equipped with a self-
27 closing or automatic-closing device.

28 7. For floor assemblies located over a basement or crawl space with a
29 mechanical equipment room not larger than 80 square feet may be unprotected if a
30 fire sprinkler head is installed in accordance with section P2904 or International

Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

16.06.180. – Section R305.1 amended—Minimum height.

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

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

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

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

16.06.200. - Section R313.2 amended—One and two family dwellings automatic fire systems.

Section R313.2 of the International Residential Code is amended by the insertion of, “The provisions of this section shall be considered for future code adoption.” at the beginning of sentence one.

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

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

16.06.220 – Section R315.1 amended – General.

Section R315.1 of the International Residential Code is amended by the addition of the following at the end of the sentence:
and the laws of the State of Colorado.

16.06.230. – Section R315.2.2 amended Alterations, repairs and additions.

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

1 16.06.240. - Section R322.1.6 amended—Protection of mechanical and electrical
2 systems.

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

5 2. Equipment installed as part of the original construction may be repaired or
6 replaced.

7 16.06.250. - Section R401.1 amended—Application.

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

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

12 16.06.260. - Section R403.1.8 replaced—Foundations on expansive soils.

13 Section R403.1.8 of the International Residential Code is replaced with the
14 following:

15 R403.1.8. Foundations on expansive soils. Foundations and structural floor slabs
16 for buildings located on expansive soils shall be designed by a Colorado registered
17 professional engineer.

18 16.06.270. - Section R405.1 amended—Concrete or masonry foundations.

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

21 16.06.280. - Section R405.2.3 amended—Drainage system.

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

25 16.06.290. - Section R610.1 amended—General.

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

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

31 16.06.300. - Section R908.1 amended—General.

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

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

7 16.06.310. - Section R908.3.1.1 amended—Roof recover.

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

10 3. Where the existing roof has one or more applications of any type of roof
11 covering.

12 16.06.320. - Section N1101.6 addition—Defined terms.

13 Section N1101.9 of the International Residential Code is amended by the addition
14 of the following:

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

19 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
20 requirements:

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

28 16.06.330. - Section N1101.9 amended—Interior design conditions.

29 Section N1101.9 of the International Residential Code is amended by the addition
30 of the following:

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

3 Exception:

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

5 16.06.340. - Section N1103.6 amended—Mechanical ventilation.

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

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

9 16.06.350 - Section M1303.6 amended—Makeup air required.

10 Section M1303.6 of the International Residential Code is amended by the addition
11 of a second exception as follows:

12 Exception: where there is an enclosed mechanical room with outside combustible
13 air being provided, in which case the rate for exhaust hood systems shall be 600
14 CFM before make up air is required under this provision.

15 16.06.360. - Section M1701.1 amended—Scope.

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

18 M1701.1.1. All air from indoors. Combustion and dilution air shall be permitted to
19 be obtained entirely from the indoors in buildings that are not of unusually tight
20 construction, in accordance with provisions of the 2021 International Fuel Gas
21 Code section 304.5 as amended.

22 Buildings classified as Group R occupancies, constructed with permits issued on or
23 after March 1, 1989, are classified as buildings of unusually tight construction. For
24 buildings of unusually tight construction, combustion air shall be obtained from the
25 outdoors in accordance with provisions of the 2021 International Fuel Gas Code
26 section 304.6 as amended.

27 Exception:

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

1 16.06.370. - Section G2403 amended—General definitions.

2 Section G2403 of the International Residential Code is amended by the addition of
3 the following definitions:

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

8 16.06.380. - Section G2404.2 amended—Other fuels.

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

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

13 Exception:

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

15 16.06.390. - Section G2417.4.1 amended—Test Pressure.

16 Section G2417.4.1 of the International Residential Code is revised by replacing the
17 first sentence with the following: “The test pressure to be used shall not be less than
18 10 pounds per square inch.”

19 16.06.400. - Section G2417.4.2 amended—Test Duration.

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

22 16.06.410. - Section P2503.5.1 amended—Rough plumbing.

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

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

27 16.06.420. - Section P2603.5 amended—Freezing.

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

1 16.06.430. - Section P2603.5.1 amended—Sewer depth.

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

4 16.06.440. - Section P2713.3 amended—Bathtub and whirlpool bathtub valves.

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

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

9 16.06.450. - Section P2901.1 replaced—Potable water required.

10 Section P2901.1 of the International Residential Code is replaced with the
11 following:

12 P2901.1 Potable water shall be supplied to plumbing fixtures and plumbing
13 appliances.

14 16.06.460. - Section P2902.5.3 amended—Lawn irrigation systems.

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

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

18 16.06.470. - Section P2904.1 amended—General.

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

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

25 16.06.480. - Section P2909 deleted—Drinking water treatment units.

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

27 16.06.490. - Section P2910 amended—Nonpotable water systems.

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

29 16.06.500. - Section P2911 deleted—On-site nonpotable water reuse systems.

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

1 16.06.510. - Section P2912 deleted—Nonpotable rainwater collection and
2 distribution systems.

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

4 16.06.520. - Section P2913 deleted—Reclaimed water systems.

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

6 16.06.530. - Section P3009 deleted—Subsurface landscape irrigation systems.

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

8 16.06.540. - Section P3011 or 3011 deleted – Relining of building sewers and
9 building drains.

10 Section P3011 of the International Residential Code is amended by the deletion of
11 this section in its entirety.

12 16.06.550. - Section E3703.5 added –Garage branch circuits.

13 Section E3703.5 International Residential Code is amended by the addition of the
14 following subsection:

15 Section E3703.5.1 Electric vehicle charging outlet. A vehicle charging space shall
16 be installed and equipped with an outlet that complies with the following: Wiring
17 capable of supporting a 40-amp, 208/240-volt circuit; electrical circuit terminates
18 at a junction box or receptacle located within 3 feet (914 mm) of the parking
19 space; and the electrical panel directory shall designate the branch circuit as “For
20 electric vehicle charging,” and the junction box or receptacle shall be labelled
21 “For electric vehicle charging.”

22 16.06.550. - Section AF103.9 amended -Vent pipe identification.

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

25 16.06.560. - Section AF103.13 added – Vent termination cap.

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

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

28 Section 3. International Mechanical Code and Appendices Adopted.

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

31 16.12.010. - International Mechanical Code and Appendix Chapter A adopted.

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the mechanical code of the city, by reference thereto, the International Mechanical Code, 2021 Edition, including Appendix chapter A, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. All references in this code to the International Mechanical Code are to the edition referenced above.

16.12.020. - Copies—Filing for public inspection.

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

16.12.030. - Section 101.1 amended—Title.

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

16.12.040. - Section 106.1.1 deleted—Annual permit.

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

16.12.050. - Section 106.1.2 deleted—Annual permit records.

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

16.12.060. - Section 106.4.1 amended - Construction documents.

Section 106.4.1 of the International Mechanical Code is amended by the deletion of the first and second sentence and their replacement with the following:

Submittal documents consisting of construction documents and other data shall be submitted with each application for a permit. The construction documents shall be

1 prepared by a registered design professional licensed in the State of Colorado unless
2 otherwise exempt under section 12-120-403, C.R.S.

3 16.12.070. - Section 106.4.1 replaced – Approved construction documents.

4 Section 106.4.1 of the International Mechanical Code is replaced with the
5 following:

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

16 16.12.080. - Section 106.4.3 replaced – Expiration.

17 Section 106.4.3 of the International Mechanical Code is replaced with the
18 following:

19 106.4.3 Expiration. Every building permit issued pursuant to the International
20 Mechanical Code shall expire and be of no further force and effect if the work
21 authorized by such building permit has not had at least one required inspection
22 within 365 days from the issue date of such building permit. A building permit shall
23 also expire and be of no further force or effect if no further required inspection of
24 the work authorized by such building permit has occurred within 180 days of a prior
25 inspection. The building official is authorized to grant, in writing, one or more
26 extensions of time for periods not more than 180 days each. The extension shall be
27 requested in writing and justifiable cause demonstrated.

28 16.12.090. - Section 109.2 amended—Fee schedule.

29 Section 109.2 of the International Mechanical Code is amended by the addition of
30 the following:

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

3 16.12.100. - Section 109.6 replaced—Fee refunds.

4 Section 109.6 of the International Mechanical Code is replaced with the following:

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

15 16.12.110. - Section 114 replaced—Means of appeal.

16 Section 114 of the International Mechanical Code is replaced with the following:

17 114.1 General. For provisions relating to the board of appeals, see chapter 16.30
18 of the Longmont Municipal Code.

19 16.12.120. - Section 115 amended —Violations.

20 Sections 115.1 through 115.4 of the International Mechanical Code are replaced
21 with the following:

22 115.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
23 relocate, add to, replace, demolish, use, occupy or maintain any building or
24 structure, or cause or permit the same to be done, in violation of this code.

25 115.2 Violation. Any person committing or permitting a violation of this code
26 commits a separate offense for each day or part of a day during which the violation
27 exists. Offenses are punishable according to chapter 1.12 of the Longmont
28 Municipal Code.

29 115.3 Violation penalties. Imposition of one penalty for any violation shall not
30 excuse the violation nor permit it to continue, and all such persons shall correct or
31 remedy such violations or defect within a reasonable time.

1 115.4 Prosecution of violation. In addition to any other penalties, any violation of
2 this code is a public nuisance and shall be enjoined by a court of competent
3 jurisdiction. Nothing in this code shall prevent the city attorney from seeking
4 appropriate legal or equitable relief from any court of competent jurisdiction.

5 16.12.130. - Section 202 amended—Definitions.

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

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

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

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

21 16.12.140. - Section 312.1 amended—Load calculations.

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

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

29 16.12.150. - Section 508.1 amended—Makeup air.

30 Section 508.1 of the International Mechanical Code is amended by the addition of
31 the following:

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

4 16.12.160. - Section 510.5.5 amended—Makeup air.

5 Section 510.5.5 of the International Mechanical Code is amended by the addition
6 of the following:

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

11 16.12.170. - Section 701.1 amended—Scope.

12 Section 701.1 of the International Mechanical Code is amended to include the
13 following:

14 701.1.1 All air from indoors. Combustion and dilution air shall be permitted to be
15 obtained entirely from the indoors in buildings that are not of unusually tight
16 construction, in accordance with provisions of the 2021 International Fuel Gas
17 Code section 304.6 as amended.

18 Exception:

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

22 For buildings of unusually tight construction, combustion air shall be obtained from
23 the outdoors in accordance with provisions of the 2021 International Fuel Gas Code
24 section 304.6 as amended.

25 16.12.180. - Section 1004.1 amended—Standards.

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

1 16.12.190. - Section 1004.2 amended—Installation.

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

4 1004.2.1 Certificate of Inspection. It is unlawful to operate a boiler or pressure
5 vessel without first obtaining a valid Certificate of Inspection. Such certificate shall
6 be displayed in a conspicuous place on or near the boiler or vessel. The Certificate
7 of Inspection shall not be issued until the equipment has been inspected and
8 approved.

9 Exception:

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

13 1004.2.2 Operation and maintenance of boilers and pressure vessels. Boilers and
14 pressure vessels shall be operated and maintained in conformity with nationally
15 recognized standards and requirements for adequate protection of the public. The
16 boiler inspector shall notify the owner or the authorized representative of defects or
17 deficiencies, which shall be properly and promptly corrected. If such corrections
18 are not made, or if the operation of the boiler or pressure vessel is deemed unsafe,
19 the permit to operate the boiler or pressure vessel may be revoked. If the operation
20 of a boiler or pressure vessel is deemed to constitute an immediate danger, the
21 pressure on such boiler or pressure vessel shall be relieved at the owner's cost, and
22 the boiler or pressure vessel shall not be operated without approval of the boiler
23 inspector.

24 16.12.200. - Section 1011.1 replaced—Tests.

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

26 1011.1 Tests. An installation for which a permit is required shall not be put into
27 service until it has been inspected and approved. It is the duty of the owner or his
28 or her authorized representative to notify the state boiler inspector or an authorized
29 alternate that the installation is ready for inspection and test.

30 Section 4. International Fuel Gas Code and Appendices Adopted.

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

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

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the fuel gas code of the City, by reference thereto, the International Fuel Gas Code, 2021 Edition, including Appendix chapters A and B, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. All references in this code to the International Fuel Gas Code are to the edition referenced above.

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

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

16.14.030. - Section 101.1 amended—Title.

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

16.14.040. - Section 101.2.5 amended—Other fuels.

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

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

Exception:

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

2 16.14.050. - Section 106.1.1 deleted—Annual permit.

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

4 16.14.060. - Section 106.1.2 deleted—Annual permit records.

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

7 16.14.070. - Section 106.5.1 replaced – Approved construction documents.

8 Section 106.5.1 of the International Fuel Gas Code is replaced with the following:

9 When the building official issues a permit, the construction documents shall be
10 approved in writing or by a stamp which states, “Reviewed for code compliance.”

11 One set of construction documents so reviewed shall be retained by the building
12 official. The other set shall be returned to the applicant, shall be kept at the site of
13 the work and shall be open to inspection by the building official or his or her
14 authorized representative. Printing of the approved electronic plans shall be the
15 responsibility of the owner or the owner’s authorized agent. These plans shall be
16 printed in color, in the original submitted format, shall be kept at the work site and
17 shall be available for inspection by the building official or his or her authorized
18 representative.

19 16.14.080. - Section 106.5.3 replaced – Expiration.

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

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

30 16.14.090. - Section 109.2 amended—Fee schedule.

1 Section 109.2 of the International Fuel Gas Code is amended by the addition of the
2 following:

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

5 16.14.100. - Section 109.6 replaced—Fee refunds.

6 Section 109.6 of the International Fuel Gas Code is replaced with the following:

7 109.6. Fee refunds. The building official shall refund any fee paid hereunder which
8 was erroneously paid or collected. Where no work has been done under a permit,
9 the permittee may forfeit the permit and receive a refund of 80 percent of the permit
10 fee paid. Where an applicant has paid a plan review fee for a permit under this
11 chapter, and then withdrawn or canceled the application before plan review
12 concluded, the building official shall refund the applicant 80 percent of the plan
13 review fee paid, less any city expenses for plan review by an outside consultant.
14 The building official shall not authorize refunding of any fee paid except on written
15 application filed by the original permittee not later than 180 days after the date of
16 the fee payment.

17 16.14.110. - Section 113 replaced—Means of appeal.

18 Section 113 of the International Fuel Gas Code is replaced with the following:

19 113.1 General. For provisions relating to the board of appeals, see chapter 16.30
20 of the Longmont Municipal Code.

21 16.14.120. - Section 115 replaced—Violations.

22 Sections 115.1 through 115.4 of the International Fuel Gas Code are replaced with
23 the following:

24 115.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
25 relocate, add to, replace, demolish, use, occupy, or maintain any building or
26 structure, or cause or permit the same to be done, in violation of this code.

27 115.2 Violation. Any person committing or permitting a violation of this code
28 commits a separate offense for each day or part of a day during which the violation
29 exists. Offenses are punishable according to chapter 1.12 of the Longmont
30 Municipal Code.

1 115.3 Violation, penalties. Imposition of one penalty for any violation shall not
2 excuse the violation nor permit it to continue, and all such persons shall correct or
3 remedy such violations or defect within a reasonable time.

4 115.4 Prosecution of violation. In addition to any other penalties, any violation of
5 this code is a public nuisance and shall be enjoined by a court of competent
6 jurisdiction. Nothing in this code shall prevent the city attorney from seeking
7 appropriate legal or equitable relief from any court of competent jurisdiction.

8 16.14.130. - Section 202 amended—Definitions.

9 Section 202 of the International Fuel Gas Code is amended by the addition of the
10 following:

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

15 UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following
16 requirements:

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

24 16.14.140. – Section 304.5 amended—Indoor combustion air.

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

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

31 Exception:

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

16.14.150. – Section 401.7 amended—Piping meter identification.

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

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

16.14.160. - Section 503.4.1 amended - Plastic piping.

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

Exception: The use of cellular core PVC or ABS piping for the conveyance of exhaust combustion products on fuel fired equipment shall only be permitted in accordance with the manufacture's installation requirements.

Section 5. International Plumbing Code and Appendices Adopted.

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

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

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the plumbing code of the City, by reference thereto, the International Plumbing Code, 2021 Edition, including Appendix chapters B, C, D, E and F, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and except such portions as are added, amended, deleted, or replaced in this chapter. All references in this code to the International Plumbing Code are to the edition referenced above.

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

At the time of adoption, one copy of the International Plumbing Code, published by the International Code Council Inc., certified to be a true copy is on file in the

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

16.16.030. - Section 101.1 amended—Title.

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

16.16.040. - Section 106.1.1 deleted—Annual permit.

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

16.16.050. - Section 106.1.2 deleted—Annual permit records.

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

16.16.060. - Section 106.5.1 replaced - Approved construction documents.

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

106.5.1. Approved construction documents. When the building official issues a permit, the construction documents shall be approved in writing or by a stamp which states, “Reviewed for code compliance.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative. Printing of the approved electronic plans shall be the responsibility of the owner or the owner’s authorized agent. These plans shall be printed in color, in the original submitted format, shall be kept at the work site and shall be available for inspection by the building official or his or her authorized representative.

16.16.070. Section 109.1 replaced—Fee schedule.

Section 109.1 of the International Plumbing Code is replaced with the following:

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

16.16.080. - Section 109.5 replaced—Fee refunds.

1 Section 109.5 of the International Plumbing Code is replaced with the following:
2 109.5 Fee refunds. The building official shall refund any fee paid hereunder which
3 was erroneously paid or collected. Where no work has been done under a permit,
4 the permittee may forfeit the permit and receive a refund of 80 percent of the permit
5 fee paid. Where an applicant has paid a plan review fee for a permit under this
6 chapter, and then withdrawn or canceled the application before plan review
7 concluded, the building official shall refund the applicant 80 percent of the plan
8 review fee paid, less any city expenses for plan review by an outside consultant.
9 The building official shall not authorize refunding of any fee paid except on written
10 application filed by the original permittee not later than 180 days after the date of
11 the fee payment.

12 16.16.090. - Section 114 replaced—Means of appeal.

13 Section 114.1 of the International Plumbing Code is replaced with the following:
14 114.1 General. For provisions relating to the board of appeals, see chapter 16.30
15 of the Longmont Municipal Code.

16 16.16.100. - Section 115 amended—Violations.

17 Sections 115.1 through 115.4 of the International Plumbing Code are replaced with
18 the following:

19 115.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
20 relocate, add to, replace, demolish, use, occupy or maintain any building or
21 structure, or cause or permit the same to be done, in violation of this code.

22 115.2 Violation. Any person committing or permitting a violation of this code
23 commits a separate offense for each day or part of a day during which the violation
24 exists. Offenses are punishable according to chapter 1.12 of the Longmont
25 Municipal Code.

26 115.3 Violation penalties. Imposition of one penalty for any violation shall not
27 excuse the violation nor permit it to continue, and all such persons shall correct or
28 remedy such violations or defect within a reasonable time.

29 115.4 Prosecution of violation. In addition to any other penalties, any violation of
30 this code is a public nuisance and shall be enjoined by a court of competent

jurisdiction. Nothing in this code shall prevent the city attorney from seeking appropriate legal or equitable relief from any court of competent jurisdiction.

16.16.110. - Section 202 added—Definitions.

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

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

16.16.120. - Section 301.3 amended—Connections to drainage system.

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

16.16.130. - Section 305.4 amended—Freezing.

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

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

16.16.140. - Section 305.4.1 amended—Sewer depth.

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

16.16.150. - Section 312.3 amended—Drainage and vent air test.

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

16.16.160. - Section 412.5 amended—Bathtub and whirlpool bathtub valves.

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

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

16.16.170. - Section 608.17.5 amended—Connections to lawn irrigation systems.

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

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

16.16.180. - Section 715.3 amended—Testing and demonstrations.

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

16.16.190. - Section 715.4 amended—Written instructions.

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

16.16.200. - Section 903.1.1 amended—Roof extension.

Section 903.1.1 of the International Plumbing Code is amended by inserting the number “6” in the brackets.

16.16.210. - Section 1002.4.1.2 deleted—Reclaimed or gray water-supplied trap seal primer valve.

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

16.16.220. - Section 1002.4.1.3 amended—Waste water-supplied trap primer device.

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

16.16.230. - Chapter 13 deleted—Nonpotable water systems.

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

16.16.240. - Chapter 14 deleted—Subsurface landscape irrigation systems.

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

16.16.250. - Appendix D amended—Degree day and design temperatures.

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

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

Exception:

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

Section 6. International Property Maintenance Code Adopted.

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

16.20.010. - International Property Maintenance Code adopted.

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the

1 property maintenance code of the City, by reference thereto, the International
2 Property Maintenance Code, 2021 Edition, including without limitation Appendix
3 chapter A, published by the International Code Council, Inc., 4051 West Flossmoor
4 Road, Country Club Hills, IL 60478, that code to have the same force and effect as
5 if set forth in this chapter in every particular, save and except such portions as are
6 added, amended, deleted, or replaced in this chapter. All references in this code to
7 the International Property Maintenance Code are to the edition referenced above.

8 16.20.020. - Copies—Filing for public inspection.

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

17 16.20.030. - Section 101.1 amended—Title.

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

20 16.20.040. - Section 102.3 replaced—Application of other codes.

21 Section 102.3 of the International Property Maintenance Code is replaced with the
22 following:

23 102.3 Application of other codes. Repairs, additions or alterations to a structure, or
24 change of use or occupancy, shall be done in accordance with all current adopted
25 codes.

26 16.20.050. - Section 103.1 amended—General.

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

29 “or designee.”

30 16.20.060. - Section 104.1 replaced—Fees.

1 Section 104.1 of the International Property Maintenance Code is replaced with the
2 following:

3 104.1 Fees. Fees for the administration and enforcement of this code shall be
4 established from time to time by resolution of the city council.

5 16.20.070. - Section 107 replaced—Means of appeal.

6 Section 107 of the International Property Management Code is replaced with the
7 following:

8 107.1 General. For provisions relating to Means of Appeal, see chapter 16.30 of
9 the Longmont Municipal Code.

10 16.20.080. - Section 109 amended—Violations.

11 Sections 109.1 through 109.5 of the International Property Maintenance Code are
12 replaced with the following:

13 109.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
14 relocate, add to, replace, demolish, use, occupy or maintain any building or
15 structure, or cause or permit the same to be done, in violation of this code.

16 109.2 Violation. Any person committing or permitting a violation of this code
17 commits a separate offense for each day or part of a day during which the violation
18 exists. Offenses are punishable according to chapter 1.12 of the Longmont
19 Municipal Code.

20 109.3 Violation penalties. Imposition of one penalty for any violation shall not
21 excuse the violation nor permit it to continue, and all such persons shall correct or
22 remedy such violations or defect within a reasonable time. In addition to any other
23 penalties, any violation of this code is a public nuisance and shall be enjoined by a
24 court of competent jurisdiction. For provisions relating to public nuisance see
25 Longmont Municipal Code chapter 9.04. Nothing in this code shall prevent the city
26 attorney from seeking appropriate legal or equitable relief from any court of
27 competent jurisdiction. The chief building official shall certify, to the city clerk, as
28 a proposed charge and lien against the subject property, the cost, plus a twenty
29 percent administrative service charge, of any such action taken pursuant to such
30 court action or pursuant to the following sections of the International Property
31 Maintenance Code:

1 Section 111, Closing of vacant structures unfit for human habitation and occupancy,
2 or

3 Section 113, Demolition of structures dangerous, unsafe, insanitary or otherwise
4 unfit for human habitation or occupancy, that are un-repairable, un-repaired or on
5 which normal construction has ceased for more than two years.

6 109.4. Notice of Assessment; Appeal of Charges.

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

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

21 (c) Upon conclusion of administrative review, the master board of appeals shall
22 determine, in writing, whether the charges are proper. The city shall have the
23 burden of proof, by a preponderance of the evidence. According to that
24 determination, the master board of appeals shall affirm, cancel or reduce the
25 charges. The master board of appeals shall furnish a copy of this determination to
26 the person making the objections, together with a notice of such person's right to
27 appeal to the District Court, according to chapter 16.30 of the Longmont Municipal
28 Code.

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

1 (1) Any required notice to correct the subject violations; or

2 (2) The work performed in abating the nuisance; or

3 (3) The computation of charges.

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

8 16.20.090. - Section 110.4 amended—Failure to comply.

9 Section 110.4 of the International Property Management Code is replaced with the
10 following:

11 110.4 Failure to comply. It shall be a violation of this code for any person to
12 continue any work after having been served with a stop work order, except such
13 work as that person is directed to perform to remove a violation or unsafe condition.

14 16.20.100. - Section 111.1.5 amended—Dangerous structure or premises.

15 Section 111.1.5 of the International Property Maintenance Code is amended by the
16 addition of the following:

17 12. Any portion or member or appurtenance thereof is likely to fail, or to
18 become detached or dislodged, or to collapse and thereby injure persons or damage
19 property.

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

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

26 15. The building or structure, exclusive of the foundation, shows 33 percent or
27 more damage or deterioration of its supporting member or members, or 50 percent
28 damage or deterioration of its non-supporting members, enclosing or outside walls
29 or coverings.

30 16. Any building or structure has been constructed, exists or is maintained in
31 violation of any specific requirement or prohibition applicable to such building or

1 structure provided by the building regulations of this jurisdiction, as specified in
2 the Building Code or Housing Code, or of any law or ordinance of this state or
3 jurisdiction relating to the condition, location or structure of buildings.

4 17. Any building or structure which, whether or not erected in accordance with
5 all applicable laws and ordinances, has in any non-supporting part, member or
6 portion less than 50 percent, or in any supporting part, member or portion less than
7 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii)
8 weather-resisting qualities or characteristics required by law in the case of a newly
9 constructed building of like area, height and occupancy in the same location.

10 16.20.110. - Section 111.2 replaced - Closing of vacant structures.

11 Section 111.2 of the International Property Maintenance Code is replaced with the
12 following:

13 108.2. Closing of structures unfit for human habitation and occupancy. If the
14 structure is unfit for human habitation and occupancy, and is not in danger of
15 structural collapse, the code official is authorized to post a placard of condemnation
16 on the structure or premises and order the structure closed up so as not to be an
17 attractive nuisance. Upon failure of the owner or owner's authorized agent to close
18 up the structure within the time specified in the order, the code official shall cause
19 the structure to be closed and secured through any available public agency or by
20 contract or arrangement by private persons and the cost thereof, plus a twenty
21 percent administrative fee, shall be assessed against the real estate upon which the
22 structure is located and shall be a lien upon such real estate and shall be collected
23 by any other legal resource. The assessment shall be certified by the director of
24 finance to the Boulder or Weld County Treasurer for collection in the same manner
25 as taxes. Where deemed necessary by the code official, boarding per Appendix A
26 may be required.

27 16.20.120. - Section 111.5 amended - Prohibited occupancy.

28 Section 111.5 of the International Property Maintenance Code is replaced with the
29 following:

30 108.5 Violation of Condemnation Placard. Any structure condemned and placarded
31 by the *code official* shall be vacated as ordered by the *code official*. It shall be

1 unlawful for any person other than a police officer or code official to enter any
2 condemned *structure* or operate any condemned equipment without first obtaining
3 written authorization from the code official.

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

8 Any individual previously warned against entry into a condemned structure or
9 premises or operation of any condemned equipment shall be in violation of this
10 section, notwithstanding the unlawful removal of any condemnation notice or
11 placard.

12 111.8.1 Authorization for entry.

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

19 16.20.130. - Section 113 is amended— Demolition.

20 Section 113.1 of the International Property Maintenance Code is replaced with the
21 following:

22 113.1 General. The *code official* may order the owner or owner's authorized agent
23 to demolish and remove any structure meeting any one or all of the following
24 criteria:

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

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

1 3. Any structure which has been continuously condemned for a period
2 exceeding one year.

3 16.20.140. - Section 113.3 replaced—Failure to comply.

4 Section 113.3 of the International Property Management Code is replaced with the
5 following:

6 113.3 Failure to comply. If the *owner* of a *premises* or owner's authorized agent
7 fails to comply with a demolition order within the time prescribed, the *code official*
8 may cause the structure to be demolished and removed, either through an available
9 public agency or by contract or arrangement with private persons, and the cost, plus
10 a twenty percent administrative service charge, of such demolition and removal
11 shall be assessed against the real estate upon which the structure is located and shall
12 be a lien upon such real estate. The assessment shall be certified by the director of
13 finance to the Boulder or Weld County Treasurer for collection in the same manner
14 as taxes.

15 16.20.150. - Section 202 revised—Definitions.

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

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

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

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

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

29 16.20.160. - Section 302.1 amended—Sanitation.

30 Section 302.1 of the International Property Maintenance Code is amended by the
31 addition of the following:

1 For provisions relating to offensive premises see 9.04.100 of the Longmont
2 Municipal Code.

3 16.20.170. - Section. 302.3 amended—Sidewalks and driveways.

4 Section 302.3 of the International Property Maintenance Code is amended by the
5 addition of the following section:

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

13 16.20.180. - Section 302.4 amended—Weeds.

14 Section 302.4 of the International Property Maintenance Code is amended by the
15 addition of the following:

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

17 16.20.190. - Section 302.5 amended—Rodent harborage.

18 Section 302.5 of the International Property Maintenance Code is amended by the
19 addition of the following:

20 For provisions relating to rodents see chapter 9.16 of the Longmont Municipal
21 Code.

22 16.20.200. - Section 302.8 amended—Motor vehicles.

23 Section 302.8 of the International Property Maintenance Code is amended by the
24 addition of the following:

25 For provisions relating to motor vehicles see chapter 11.12 of the Longmont
26 Municipal Code.

27 16.20.210. - Section 302.9 replaced—Defacement of property.

28 Section 302.9 of the International Property Maintenance Code is replaced with the
29 following:

1 302.9 Defacement of property. No person shall willfully or wantonly damage,
2 mutilate or deface any exterior surface of any structure or building on any private
3 or public property by placing thereon any marking, carving or graffiti.

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

7 Upon determining that the measures outlined in the preceding paragraph of this
8 section will not restore the surface to an approved state of maintenance, the code
9 official is authorized, pursuant to section 105.5 of this code, to issue a correction
10 order to the owner. Upon failure of the owner to satisfy the correction order through
11 any available public agency or by contract or arrangement by private persons the
12 city or its agents may enter upon the property to eradicate the marking, carving, or
13 graffiti through approved methods, and may pursue assessment and collection of
14 the cost thereof according to sections 109.3 and 109.4.

15 16.20.220. - Section 303.1 amended—Swimming pools.

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

19 16.20.230. - Section 304.1.1 amended—Unsafe conditions.

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

23 16.20.240. - Section 304.14 replaced—Insect screens.

24 Section 304.14 of the International Property Maintenance Code is replaced with the
25 following:

26 304.14 Insect screens. Insect screens shall be provided on all operable windows and
27 any outside opening required for ventilation of habitable rooms, food preparation
28 areas, food service areas or any areas where products to be included or utilized in
29 food for human consumption are processed, manufactured, packaged or stored,
30 shall be supplied with approved tightly fitting screens of not less than 16 mesh per
31 inch and every door used for insect control shall have a self-closing device in good

1 working condition. Screens shall be maintained free from tears, holes, or other
2 imperfections of either screen or frame that could admit insects such as flies or
3 mosquitoes.

4 16.20.250. - Section 305.1.1 amended—Unsafe conditions.

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

8 16.20.260. - Section 305 amended – Interior Structure.

9 Section 305 is amended by addition of section 305.7.

10 305.7. Appliances. Non-required equipment and appliances such as refrigerators,
11 air conditioners, dishwashers, ceiling fans and similar items shall be maintained in
12 a proper state of repair and be capable of performing their intended function.

13 16.20.270. - Section 306.1.1 amended—Unsafe conditions.

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

17 16.20.280. - Section 307.1 replaced—General.

18 Section 307.1 of the International Property Maintenance Code is replaced with the
19 following:

20 307.1 General. Every interior and exterior stairway, and elevated walking surfaces
21 located more than 30 inches measured vertically to the floor or grade below at any
22 point within 36 inches horizontally to the edge of the open side. shall comply with
23 the International Building Code sections 1011, 1012, 1014 and 1015 and residential
24 stairways in one and two family dwellings shall comply with International
25 Residential Code sections R311 and R312.

26 16.20.290. - Section 309.1 replaced—Infestation.

27 Section 309.1 of the International Property Maintenance Code is replaced with the
28 following:

29 309.1. Infestation. Structures shall be kept free from *infestation* by rodents, insects,
30 and other vermin. Structures in which insects, rodents, or other vermin are found
31 shall promptly be treated using *approved* extermination or removal processes that

will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

16.20.300. - Section 402.2 replaced—Common halls and stairways.

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

402.2 Common halls and stairways. Every common hall and stairway shall be lighted at all times with a at least one high efficiency lighting source with a minimum of 800 lumen brightness for each 200 square feet of floor area or equivalent illumination, provided the spacing between lights is not greater than 30 feet. Means of egress, including exterior means of egress, stairways shall be illuminated at all times when the building space served by the means of egress is occupied, with a minimum of 10 foot-candle at floors, landings, ramps, and treads.

16.20.310. - Section 404.4.1 replaced—Room area.

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

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

16.20.320. - Section 506.1 replaced—General.

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

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

16.20.330. - Section 602.3 amended—Heat supply.

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

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

16.20.340. - Section 602.4 amended—Occupiable work spaces.

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

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

16.20.350. - Section 604.3.1.1 amended—Electrical equipment.

1 Section 604.3.1.1 of the International Property Maintenance Code is amended by
2 replacing the words “shall be repaired or replaced” with the words “may be required
3 to be repaired or replaced,” and replacing the reference to the “International
4 Building Code” with “adopted National Electrical Code.”

5 16.20.360. - Section 604.3.2.1 amended—Electrical equipment.

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

10 16.20.370. - Section (F) 704.1.2 amended—Fire department connection.

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

14 16.20.380. - Section 705.1 replaced – General.

15 Section 705.1 of the International Property Maintenance Code is replaced with the
16 following:

17 705.1 General. Carbon monoxide detection must be provided in every residential
18 occupancy with a fuel fired appliance or fireplace or an attached garage that has
19 been offered for sale or changed ownership, or that has had interior alterations,
20 repairs, fuel fired appliance replacements, or additions that require a permit, on or
21 after July 1st, 2009. Carbon monoxide detection shall be installed in every dwelling
22 unit with a fuel fired appliance, fireplace or attached garage.

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

27 Section 7. International Energy Conservation Code Adopted.

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

1 16.22.010. - International Energy Conservation Code adopted.

2 Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV,
3 Municipal Charter of the City of Longmont, Colorado, there is adopted as the
4 energy code of the City, by reference thereto, the International Energy Conservation
5 Code, 2021 Edition, published by the International Code Council, Inc., 4051 West
6 Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force
7 and effect as if set forth in this chapter in every particular, save and except such
8 portions as are added, amended, deleted, or replaced in this chapter. All references
9 in this code to the International Energy Conservation Code are to the edition
10 referenced above.

11 16.22.020. - Copies—Filing for public inspection.

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

20 16.22.030. - Section C101.1 amended—Title.

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

23 16.22.040 Section C103.1 amended – Approval of construction documents.

24 Section C103.1 of the International Energy Conservation Code is amended by the
25 deletion of the first and second sentence and their replacement with the following:
26 Submittal documents consisting of construction documents, and other data shall be
27 submitted with each application for a permit. The construction documents shall be
28 prepared by a registered design professional licensed in the State of Colorado unless
29 otherwise exempt under section 12-120-403, C.R.S.

30 16.22.050. - Section C103.3.1 replaced—Approval of construction documents.

1 Section C103.3.1 of the International Energy Conservation Code is replaced with
2 the following:

3 When the building official issues a permit, the construction documents shall be
4 approved in writing or by a stamp which states, "Reviewed for code compliance."

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

13 16.22.060. - Section C105.1 replaced—General.

14 Section C105.1 of the International Energy Conservation Code is replaced with the
15 following:

16 C105.1 General. Construction or work for which a permit is required shall be
17 subject to inspection by the building official and such construction or work shall
18 remain accessible and exposed for inspection purposes until approved. Approval as
19 a result of an inspection shall not be construed to be an approval of a violation of
20 the provisions of this code or of other ordinances of the jurisdiction. Inspections
21 presuming to give authority to violate or cancel the provisions of this code or of
22 other ordinances of the jurisdiction shall not be valid. It shall be the duty of the
23 owner or the owner's authorized agent to cause the work to remain accessible and
24 exposed for inspection purposes. Neither the building official nor the jurisdiction
25 shall be liable for expenses entailed in the removal or replacement of any material
26 required to allow inspection.

27 16.22.070. - Section C105.2.6 amended—Final inspection.

28 Section C105.2.6 of the International Energy Conservation Code is amended by
29 replacing the word "commissioning" in the second sentence with the word
30 "inspections."

31 16.22.080. - Section C202 amended—Definitions.

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

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

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

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

UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following requirements:

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

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

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

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

Exception:

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

16.22.100. - Section C402.1.3 amended—Table C402.1.3.

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

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

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

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

Residential dwelling unit heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies and any duct systems serving that equipment shall be installed in accordance with ACCA Manual D.

16.22.120. - Section C408 amended— Maintenance information and system commissioning.

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

16.22.130. - Section R101.1 amended—Title.

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

16.22.140. - Section R103.3.1 replaced—Approval of construction documents.

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

When the building official issues a permit, the construction documents shall be approved in writing or by a stamp which states, “Reviewed for code compliance.”

One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his or her authorized representative. Printing of the approved electronic plans shall be the responsibility of the owner or the owner’s authorized agent. These plans shall be printed in color, in the original submitted format, shall be kept at the work site and

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

16.22.150. - Section R202 amended—Definitions.

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

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

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

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

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

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

UNUSUALLY TIGHT CONSTRUCTION: Construction meeting the following requirements:

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

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

16.22.160. - Section R302.1 amended—Design conditions.

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

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

Exception:

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

16.22.170. - Table R402.1.2 amended—Insulation and fenestration requirement by component.

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

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

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

Exception:

Combustion air intake for natural draft vented water heaters.

Section 8. International Swimming Pool and Spa Code Adopted.

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

Chapter 16.28 – International Swimming Pool and Spa Code

16.28.010. - International Swimming Pool and Spa Code adopted.

Pursuant to Part 2 of Article 16 of Title 31, C.R.S., as amended, and Article IV, Municipal Charter of the City of Longmont, Colorado, there is adopted as the pool and spa code of the City, by reference thereto, the International Swimming Pool and Spa Code, 2021 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, that code to have the same force and effect as if set forth in this chapter in every particular, save and

except such portions as are added, amended, deleted, or replaced in this chapter. All references in this code to the International Swimming Pool and Spa Code are to the edition referenced above.

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

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

16.28.030. - Section 101.1 amended—Title.

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

16.28.040. - Section 105.3 amended Construction documents.

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

Submittal documents consisting of construction documents, and other data shall be submitted as per the City of Longmont’s requirements with each application for permit. The construction documents shall be prepared by a registered design professional licensed in the State of Colorado unless otherwise exempt as per section 12-120-403, C.R.S.

16.28.050. - Section 105.5.1 replaced—Approved construction documents.

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

105.5.1. When the building official issues a permit, the construction documents shall be approved in writing or by a stamp which states “Reviewed for code compliance.” One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of the work and shall be open to inspection by the building official or his

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

6 16.28.060. - Section 108.2 amended—Fee schedule.

7 Section 108.2 of the International Swimming Pool and Spa Code is amended by the
8 addition of the following:

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

11 16.28.070. - Section 108.6 replaced—Fee refunds.

12 Section 108.6 of the International Swimming Pool and Spa Code is replaced with
13 the following:

14 108.6 Fee Refunds. The building official shall refund any fee paid hereunder which
15 was erroneously paid or collected. Where no work has been done under a permit,
16 the permittee may forfeit the permit and receive a refund of 80 percent of the permit
17 fee paid. Where an applicant has paid a plan review fee for a permit under this
18 chapter, and then withdrawn or canceled the application before plan review
19 concluded, the building official shall refund the applicant 80 percent of the plan
20 review fee paid, less any City expenses for plan review by an outside consultant.
21 The building official shall not authorize refunding of any fee paid except on written
22 application filed by the original permittee not later than 180 days after the date of
23 the fee payment.

24 16.28.080. - Section 111 replaced— Means of Appeal.

25 Section 111 of the International Swimming Pool and Spa Code is replaced with the
26 following:

27 111 Application for appeal. For provisions relating to the Board of Appeals, see
28 chapter 16.30 of the Longmont Municipal Code.

29 16.28.090 Section 113 amended--Violations.

30 Sections 113.1 through 113.4 of the International Swimming Pool and Spa Code
31 are replaced with the following:

1 113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
2 relocate, add to, replace, demolish, use, occupy or maintain any building or
3 structure, or cause or permit the same to be done, in violation of this code.

4 113.2 Notice of violation. Any person committing or permitting a violation of this
5 code commits a separate offense for each day or part of a day during which the
6 violation exists. Offenses are punishable according to chapter 1.12 of the Longmont
7 municipal code.

8 113.3 Prosecution of violation. In addition to any other penalties, any violation of
9 this code is a public nuisance and shall be enjoined by a court of competent
10 jurisdiction. Nothing in this code shall prevent the city attorney from seeking
11 appropriate legal or equitable relief from any court of competent jurisdiction.

12 113.4 Violation, penalties. Imposition of one penalty for any violation shall not
13 excuse the violation nor permit it to continue, and all such persons shall correct or
14 remedy such violations or defect within a reasonable time.

15 16.28.100. - Section 304.1 amended--General.

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

19 16.28.110. - Section 304.1 replaced—General.

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

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

24 16.28.120. - Section 306.4 replaced—Deck steps handrail required.

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

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

29 16.28.130. - Section 410.1 replaced – Toilet facilities.

30 Section 410.1 of the International Swimming Pool and Spa Code is replaced with
31 the following:

1 410.1 Class A, B and C pools shall be provided with toilet facilities having the
2 required number of plumbing fixtures (per bather load) in accordance with the
3 International Building Code or the International Plumbing Code.

4 Section 9. The International Existing Building Code Adopted.

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

7 16.40.010. - International Existing Building Code adopted.

8 Pursuant to Part 2 of Article 16 of Title 31 C.R.S., as amended, and Article IV,
9 Municipal Charter of the City of Longmont, Colorado, there is adopted as the
10 existing building code of the City, by reference thereto, the International Existing
11 Building Code 2021 Edition, including Resource chapter A., published by the
12 International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills,
13 IL 60478, that code to have the same force and effect as if set forth herein in every
14 particular, save and except such portions as are deleted, modified, substituted or
15 amended in this chapter. The subject matter of the adopted code includes minimum
16 standards applicable to existing structures in order to preserve and upgrade the
17 inventory of such existing structures in the community in order to serve the public
18 health, safety and general welfare. All references in this code to the International
19 Existing Building Code are to the edition referenced above.

20 16.40.020. - Copies—Filed for public inspection.

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

29 16.40.030. - Section 101.1 amended—Title.

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

1 16.40.040. - Section 101.2 amended—Scope.

2 Section 101.2 of the International Existing Building Code is amended by the
3 addition of the following:

4 All residential dwelling units must be equipped with smoke detection per the
5 International Building Code and the International Residential Code and carbon
6 monoxide detection per the International Building Code, the International
7 Residential Code and state law and regulations as applicable.

8 16.40.050. - Section 104.10.1 replaced—Flood hazard areas.

9 Section R104.10.1 of the International Existing Building Code is replaced with the
10 following:

11 See Title 20 of the Longmont Municipal Code for provisions regarding flood hazard
12 areas.

13 16.40.060 Section 105.5 – replaced – Expiration.

14 Section 105.5 of the International Existing Building Code is replaced with the
15 following:

16 Section 105.5 Expiration. Every building permit issued pursuant to the
17 International Existing Building Code shall expire and be of no further force and
18 effect if the work authorized by such building permit has not had at least one
19 required inspection within 365 days from the issue date of such building permit. A
20 building permit shall also expire and be of no further force or effect if no further
21 required inspection of the work authorized by such building permit has occurred
22 within 180 days of a prior inspection. The building official is authorized to grant,
23 in writing, one or more extensions of time for periods not more than 180 days each.
24 The extension shall be requested in writing and justifiable cause demonstrated.

25 16.40.070. - Section 106.3.1 replaced—Approval of construction documents.

26 Section 106.3.1 of the International Existing Building Code is replaced with the
27 following:

28 106.3.1 Approval of construction documents. When the building official issues a
29 permit, the construction documents shall be approved, in writing or by a stamp
30 which states, “Reviewed for code compliance.” One set of construction documents
31 so reviewed shall be retained by the building official. The other set shall be returned

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

7 16.40.080. - Section 112 replaced—Means of appeals.

8 Section 112 of the International Existing Building Code is replaced with the
9 following:

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

12 16.40.090. - Section 113 amended—Violations.

13 Sections 113.1 through 113.4 of the International Existing Building Code are
14 replaced with the following:

15 113.1 Unlawful acts. It is unlawful for any person to erect, install, alter, repair,
16 relocate, add to, replace, demolish, use, occupy or maintain any building or
17 structure, or cause or permit the same to be done, in violation of this code.

18 113.2 Violation. Any person committing or permitting a violation of this code
19 commits a separate offense for each day or part of a day during which the violation
20 exists. Offenses are punishable according to chapter 1.12 of the Longmont
21 Municipal Code.

22 113.3 Violation penalties. Imposition of one penalty for any violation shall not
23 excuse the violation nor permit it to continue, and all such persons shall correct or
24 remedy such violations or defect within a reasonable time.

25 113.4 Prosecution of violation. In addition to any other penalties, any violation of
26 this code is a public nuisance and shall be enjoined by a court of competent
27 jurisdiction. Nothing in this code shall prevent the city attorney from seeking
28 appropriate legal or equitable relief from any court of competent jurisdiction.

29 16.40.100. - Section 202 amended—Definitions.

30 Section 202 of the International Existing Building Code is amended by the addition
31 or revision of the following:

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

CHILD/CHILDREN: A person twelve years of age or younger.

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

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

16.40.110. - Section 301.3.1 deleted—Prescriptive compliance method.

Section 301.3.1 of the International Existing Building Code is deleted in its entirety.

16.40.120. - Section 301.3.3 deleted—Performance compliance method.

Section 301.3.3 of the International Existing Building Code is deleted in its entirety.

16.40.130. - Chapter 5 deleted—Prescriptive compliance method.

Chapter 5 of the International Existing Building Code is deleted in its entirety.

16.40.140. - Section 601.2 amended—Work area.

Section 601.2 of the International Existing Building Code is amended by the addition of the following sentence:

When within any 24 month period, renovation, remodeling, modification or additions to any existing occupancy exceeds 50% of the floor area, the entire occupancy shall comply with the requirements of chapter 9 of the International Fire and the International Existing Building Codes.

16.40.150. - Section 703.1 amended—Fire protection.

Section 703.1 of the International Existing Building Code is amended by replacing the word “provided” with the word “required.”

16.40.160. - Section 705.1 replaced—General.

Section 705.1 of the International Existing Building Code is replaced with the following:

705.1 General. Materials used for recovering or replacing an existing roof covering shall comply with chapter 15 of the International Building Code as amended, or chapter 9 of the International Residential Code as amended.

16.40.170. - Section 801.3 amended—Compliance.

Section 801.3 of the International Existing Building Code is amended by the addition of an exception 7 which shall read as follows:

7. Existing basement construction with ceiling heights below 6'8" in height shall not be considered habitable space and are not subject to variances from the Master Board of Appeals. The building official shall allow existing basements with ceiling height between 6'8" and 7'0" to be finished and or occupied as habitable space provided he or she determines there is no technically feasible solution to comply with the required ceiling height.

16.04.180. - Section 803.2 amended—Automatic sprinkler systems.

Section 803.2 of the International Existing Building Code is amended by addition of the following three exceptions:

Exception:

1. Group E, day care facilities. Five or fewer children in a dwelling unit. A facility such as the one described in section 305.2.3 in the International Building Code within a dwelling unit and having five or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

2. Institutional Group I-4, day care facilities. Five or fewer children receiving care in a dwelling unit. A facility such as the one described in section 308.5.4 in the International Building Code within a dwelling unit and having five or fewer children receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

3. Residential Group R-3, care facilities. Care facilities that provide accommodations for five or fewer children receiving care located within a single family dwelling shall comply with the International Residential Code.

16.40.190. - Section 803.2.2 amended—Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, and S-2.

1 Section 803.2.2 of the International Existing Building Code is amended by the
2 deletion of the following wording in sentence one:

3 “shared by more than one tenant or that have exits or corridors.”

4 16.40.200. - Section 904.2.2 amended—Automatic fire detection.

5 Section 904.2.2 of the International Existing Building Code is amended with the
6 addition of the following:

7 Where mixed use buildings include one and two family dwellings, an automatic fire
8 detection system shall be installed in the residential units and any adjacent tenant
9 space within the building.

10 16.40.210. - Section 1011.2 amended—Fire protection system.

11 Section 1011.2 of the International Existing Building Code is amended by addition
12 of the following three exceptions:

13 Exceptions:

14 1. Group E, day care facilities. Five or fewer children in a dwelling unit. A
15 facility such as the one described in section 305.1 in the International Building
16 Code within a dwelling unit and having five or fewer children receiving such day
17 care shall be classified as a Group R-3 occupancy or shall comply with the
18 International Residential Code.

19 2. Institutional Group I-4, day care facilities. Five or fewer children receiving
20 care in a dwelling unit. A facility such as the one described in section 308.6.4 in
21 the International Building Code within a dwelling unit and having five or fewer
22 children receiving custodial care shall be classified as a Group R-3 occupancy or
23 shall comply with the International Residential Code.

24 3. Residential Group R-3 care facilities. Care facilities that provide
25 accommodations for five or fewer children receiving care located within a single
26 family dwelling shall comply with the International Residential Code.

27 16.40.220. - Section 1011.2.1 amended—Fire sprinkler system.

28 Section 1011.2.1 of the International existing Building Code is amended with the
29 following exception:

30 Exception:

Where the change of occupancy to a grade level Group A occupancy meets all of the following:

1. Total area of occupancy change is not more than 2,500 square feet.
2. Occupant load of the public use area is less than 100.
3. The total area where the occupancy change occurs must be detected throughout with an automatic fire alarm and detection system.

16.40.230. - Section 1401.2 amended—Conformance.

Section 1401.2 of the International Existing Building Code is amended by replacing sentence one with the following:

The building shall be made safe for human occupancy as determined by the International Fire Code, International Property Maintenance Code, and the International Energy Conservation Code.

Section 1401.2 of the International Existing Building Code is further amended by the addition of the following sentence:

A pre-move inspection by the City of Longmont Building Inspection Division and a performance bond by the contractor are required prior to the building being moved.

16.40.240. - Chapter 13 deleted—Performance compliance method.

Chapter 13 of the International Existing Building Code is deleted in its entirety.

16.40.250. - Chapter 15 deleted—Construction safeguards.

Chapter 15 of the International Existing Building Code is deleted in its entirety (refer to IBC chapter 33).

Section 10. Validity.

To the extent only that they conflict with this ordinance, the council repeals any conflicting ordinances or parts of ordinances. The provisions of this ordinance are severable, and invalidity of any part shall not affect the validity or effectiveness of the rest of this ordinance. Neither the adoption of this ordinance nor its action repealing or amending any other ordinance of the City of Longmont shall in any manner affect prosecution for violations of ordinances committed before the effective date of this ordinance. This ordinance shall not waive any license, fee or penalty due and unpaid under pre-existing ordinances on its effective date. This ordinance shall not affect any pre-existing ordinances on the collection of any license, fee or penalty, or the penal provisions

1 applicable to any violation thereof. This ordinance shall not affect the validity of any bond or cash
2 deposit required under any ordinance. All rights and obligations under such security shall continue
3 in full force and effect.

4 Introduced this _____ day of _____, 2021.

5 Passed and adopted this _____ day of _____, 2021.

6 _____
7 MAYOR
8
9

10 ATTEST:
11
12

13 _____
14 CITY CLERK
15
16

17 NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
18 7:00 P.M. ON THE _____ DAY OF _____, 2021, AT THE
19 LONGMONT CITY COUNCIL MEETING.
20
21

22 APPROVED AS TO FORM:
23
24

25 _____
26 ASSISTANT CITY ATTORNEY

DATE

27
28
29 _____
30 PROOFREAD

DATE

31
32
33 APPROVED AS TO FORM AND SUBSTANCE:
34
35

36 _____
37 ORIGINATING DEPARTMENT

DATE

38
39 CA File: 21-001429