

A BILL FOR AN ORDINANCE

ORDINANCE NO: 03

SERIES OF 2021

INTRODUCED BY: MAYOR PRO TEM KERBER

AN ORDINANCE AMENDING CHAPTER 18 OF THE GREENWOOD VILLAGE CODE TO ADOPT THE 2018 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE-AND TWO-FAMILY DWELLINGS AND THE INTERNATIONAL FIRE CODE

NOW THEREFORE, THE COUNCIL OF THE CITY OF GREENWOOD VILLAGE, COLORADO, ORDAINS:

Section 1. Section 18-3-10 of the Greenwood Village Municipal Code is hereby amended to read as follows:

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the residential code of the City, by reference thereto, the International Residential Code for One- and Two-Family Dwellings, 2018 edition, hereinafter referred to as the International Residential Code ("IRC"), together with all appendices and tables thereto, published by the International Code Council, Inc., 500 New Jersey Avenue, NW, 6th floor, Washington, DC 20001, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code regulates the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height, area and maintenance of all buildings and structures and building services equipment of all buildings and structures in the City, and with respect to the issuance of permits and collection of fees therefor, except and explicitly for the following amendments, deletions and exclusions in Section 18-3-30 below.

Section 2. Section 18-3-30 of the Greenwood Village Municipal Code is hereby repealed and reenacted to read as follows:

(1) Additions. The following new sections and provisions are added to the IRC:

"The Chief Building Official shall have the authority to approve all building, plumbing, mechanical, and other materials and applications, as necessary, in order to remain current with approved applications and installation methods as approved by nationally recognized testing and approval agencies.

"R109.1.1.1, Foundation location and height inspection. When required by the Planning Manager, a foundation location and foundation height survey must be submitted to and approved by the Planning Program prior to any construction above grade; additionally, the survey must be approved prior to any above grade inspections by the Building Program.

"R109.1.4.1, Roof ridge height inspection. When required by the Planning Manager, a roof ridge height survey must be submitted to and approved by the Planning Program prior to any above grade rough inspections by the Building Program.

"R110.4.1, Financial surety for temporary occupancy. As a condition of the issuance of a temporary certificate of occupancy, the Chief Building Official may require

cash in the amount as may be deemed necessary to assure the completion or correction of work in accordance with the approved plans and specifications and an administrative fee. In lieu of cash, any instrument of credit approved by the Chief Building Official may be accepted.

In addition to the financial surety, the owner shall provide an access agreement that would grant to the City and its agents the right to enter upon the property to complete work covered by the agreement. An agreed upon time frame for the completion of the work shall be stipulated as a condition of the issuance of the temporary certificate of occupancy.

“R202. Certificate of completion. A certificate stating that the materials and products meet specified standards or that work was done in compliance with this code and approved construction documents. Issuance of a certificate of completion shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

“M1901, Ranges and ovens; M1901.3, Prohibited locations. Cooking appliances designed, tested, listed and labeled for use in commercial occupancies may be installed within dwelling units. All requirements in the IBC, IMC, IFGC and the IFC for commercial cooking equipment shall be met.

"Table R301.2(1) Climatic and Geographic Design Criteria Table

Ground snow load	Wind design speed	Wind Design			Frost line depth	Termites	Winter design temp	Ice barrier underlayment required	Flood hazard	Air freezing index	Mean annual temp
		Topographic effect	Seismic design category	Weathering							
30 psf	100 mph	No	'B'	Severe	36"	Slight	1	Yes	(a) 1980 (b) 08/16/1995	<1000	50°

(2) Amendments. The following sections of the 2018 IRC are amended to read as follows:

“Subsection 1 of Section R105.2, Work exempt from permit.

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 50 square feet.

“R110.1, Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Chief Building Official has issued a certificate of occupancy or a certificate of completion therefor as provided herein. Issuance of a certificate of occupancy or certificate of completion shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the jurisdiction. Certificates presuming

to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

“R313.1, Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhomes*.

“EXCEPTIONS:

“1. An automatic sprinkler system shall not be required if the fire flow in the hydrant system and the required distance to the hydrant meets the requirement of the IFC.

“2. An automatic sprinkler system is not required in townhouses that are less than 7,700 square feet in area.

“3. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

“R313.2 One- and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family *dwellings*.

“EXCEPTIONS:

“1. An automatic sprinkler system shall not be required if the fire flow in the hydrant system and the required distance to the hydrant meets the requirements of the IFC.

“2. An automatic sprinkler system is not required in one- and two-family dwellings that are less than 7,700 square feet in area.

“3. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

“P2503.5.1, Rough plumbing. DWV (Drain Waste and Vent) systems, including plastic piping, shall be tested on completion of the rough piping installation by water. An air test is permitted if approved by the Chief Building Official. With either test there shall be no evidence of leakage.

“P2906.4, Water service pipe. Only copper pipe approved by the Denver Water District Service Agreement shall be approved for use in water service lines.

(3) Deletions. The following items shall be deleted from the 2018 IRC:

a. **R105.2, Work exempt from permit.** Items 2 and 10.

Section 5. Section 18-7-10 of the Greenwood Village Municipal Code is hereby amended to read as follows:

The International Fire Code, 2018 edition ("IFC"), published by the International Code Council, 500 New Jersey Avenue, NW, 6th floor, Washington, DC 20001, is hereby adopted by reference to regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment use, height, area and maintenance of all buildings and structures and building services equipment of all buildings and structures in the City, and with respect to the issuance of permits and collection of fees therefor, except and explicitly for the amendments, deletions and exclusions in Section 18-7-30 below.

Section 6. Section 18-7-30 of the Greenwood Village Municipal Code here hereby repealed and reenacted to read as follows:

The 2018 IFC is hereby modified by the following additions, amendments and deletions:

(1) Additions. The following provision shall be added to the IFC:

"903.3.9, Spare sprinklers. Spare sprinklers shall be provided per NFPA 13, NFPA 13R, NFPA 13D and in accordance with the fire code official's supplemental documents outlining specific provisions for multiple buildings under the same ownership.

(2) Amendments. The following sections of the 2018 IFC are amended to read as follows:

"101.2.1, Appendices. The following appendices are hereby adopted as part of this code:

Appendix B, Fire-Flow Requirements for Buildings, as amended.

Appendix C, Fire Hydrant Locations and Distribution.

"103.1, General. The South Metro Fire Rescue Fire Protection District is hereby designated as the Fire Marshal's Office within the jurisdiction of the City of Greenwood Village under the direction of the fire code official. The Chief Building Official shall have the authority to implement, administer and enforce the provisions of this code.

"103.2, Appointment. The Fire Marshal of the South Metro Fire Rescue Fire Protection District or a designee is hereby appointed as the fire code official for the Fire Marshal's Office.

"105.6.36, Outdoor assembly event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 500 persons.

"105.6.47, Temporary membrane structures and tents. An operational permit is required to operate a membrane structure, air-inflated membrane structure, air-supported membrane structure, a temporary special event structure, or a tent having an area in excess of 400 square feet (37 m²).

"EXCEPTIONS:

1. [no change]

2. [no change]

“105.7.25, Temporary membrane structures and tents. A construction permit is required to erect a membrane structure, air-inflated membrane structure, air-supported membrane structure, a temporary special event structure, or a tent having an area in excess of 400 square feet (37 m2).

“EXCEPTIONS:

1. [no change]
2. [no change]
3. [no change]

“109.4, Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, constructs, alters, repairs or does work in violation of the approved construction, or of a permit or certificate issued under the provisions of this code, shall be subject to fine and/or imprisonment up to the maximum specified in Section 18-1-30 of the Greenwood Village Municipal Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

“112.4, Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fine and/or imprisonment up to the maximum specified in Section 18-1-30 of the Greenwood Village Municipal Code.

“507.3, Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B, as amended, or by a method approved by the fire code official.

“507.5, Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.

“510.1, Emergency responder radio coverage in new buildings. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.12.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.
2. [no change]
3. [no change]

“903.3, Installation requirements. Automatic sprinkler systems shall be designed and installed in accordance with Section 903.3.1 through 903.3.9.

“Subsection 1 of Section 905.4, Location of Class I standpipe hose connections, is amended to read:

“1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.

“Exception: Deleted in its entirety.

“Exception 3 of Section 1103.7.6, Group R-2, of the International Fire Code is amended to read:

“3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3.2 to 3.5.

“5704.2.9.6, Above-ground storage tanks outside of buildings. Above-ground storage tanks outside of buildings shall comply with Sections 5704.2.9.6.2 through 5704.2.9.6.3

“B105.1, One- and two-family dwellings, Group R-3 and R-4 buildings. The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings having a fire flow calculation area that does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785 L/min) for 1 hour. Fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m²) shall not be less than that specified in Table B105.1.

“EXCEPTION:

“A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system.

“B105.2, Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwelling, Group R-3 and R-4 buildings shall be as specified in Table B105.1.

“EXCEPTION:

“A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.1. A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.2. The resulting fire-flow shall not be less

than 1,500 gallons per minute (5678 L/min) for the prescribed duration in Table B105.1.

“Table B105.1(2) title only of the International Fire Code is amended to read: “Table B105.1: MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS”.

“D104.1, Buildings exceeding three stories or 30 feet in height. Buildings or facilities where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

(3) Deletions. The following items shall be deleted from the 2018 IFC:

- a. Section 5704.2.9.6.1 of the International Fire Code is deleted in its entirety.
- b. Section 5706.2.4.4 of the International Fire Code is deleted in its entirety.
- c. Section 5806.2 of the International Fire Code is deleted in its entirety.
- d. Section 6104.2 of the International Fire Code is deleted in its entirety.
- e. Section B105.3 of the International Fire Code is deleted in its entirety.
- f. Table B105.1(1) of the International Fire Code is deleted in its entirety.
- g. Table B105.2 of the International Fire Code is deleted in its entirety.
- h. Section D103.1 of the International Fire Code is deleted in its entirety.

Section 7. Effective Date. This ordinance shall take effect July 1, 2021.

INTRODUCED AND APPROVED ON FIRST READING ON THE 5TH DAY OF APRIL, 2021, AND ORDERED PUBLISHED IN THE VILLAGER.

ATTEST:

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Susan M Ortiz

Susan M. Ortiz, MMC, City Clerk

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George E. Lantz

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George E. Lantz, Mayor



INTRODUCED AND APPROVED ON SECOND READING ON THE 3RD DAY OF MAY, 2021, AND ORDERED PUBLISHED BY REFERENCE TO TITLE ONLY.

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George E. Lantz

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George E. Lantz, Mayor

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ATTEST:

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Susan M Ortiz

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Susan M. Ortiz, MMC, City Clerk



EFFECTIVE: July 1, 2021