

TOWN OF WINDSOR

ORDINANCE NO. 2021-1631

AN ORDINANCE AMENDING CERTAIN PORTIONS ARTICLE II, CHAPTER 18 OF THE WINDSOR MUNICIPAL CODE CONCERNING AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town of Windsor Home Rule Charter Article IV, Section 4.13, authorizes the Town Board to adopt codes by reference as provided by applicable State statutes; and

WHEREAS, the Town of Windsor has previously adopted certain uniform building codes by reference; and

WHEREAS, the Town of Windsor desires to amend the latest versions of certain building codes adopted by reference as permitted by the Town of Windsor Home Rule Charter; and

WHEREAS, the Town of Windsor specifically wishes to amend certain portions within section 18-3-10 of the *Windsor Municipal Code* concerning *The International Residential Code for One – and Two – Family Dwellings* (2018 Edition), adopted by reference in Ordinance number 2019-1590, promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each; and

WHEREAS, the Town intends that all previously enacted and adopted provisions pertaining to the International Residential Code shall remain intact as adopted unless expressly amended herein; and

WHEREAS, the amendment of the foregoing codes serves to promote the public health, safety and welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The following portions of Chapter 18, Article III of the Windsor Municipal Code are hereby, amended and shall read as follows:

Sec. 18-3-10. Adoption of code by reference.

Paragraph (2) is hereby amended as follows:

(2) **IRC Section R105.2** (Work Exempt from Permit) is amended by deleting Exception #5 in its entirety.

Paragraph (23) is hereby amended to read as follows:

(23) IRC Section R312.1 (Guards required) All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface or within 36 inches (914 mm) from a property line, and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.

Paragraphs (27.5 and 27.6) are hereby created addressing IRC Section R402.2 and shall read as follows:

(27.5) IRC Section R402.2 (Concrete) is amended by adding subsection 402.2.2 and shall read as follows:

R.402.2.2 Concrete Slab Installation Requirements. All Exterior concrete flatwork including, but not limited to, porches, patios, sidewalks, driveways, and steps, shall be reinforced with a minimum 10-gauge welded wire mesh or other acceptable reinforcement approved by the Building Official.

(27.6) IRC Section R402.2 (Concrete) is amended by adding subsection 402.2.3 and shall read as follows:

R402.2.3. Minimum Spacing of Concrete Joints. Control joints in concrete shall be spaced a minimum 30 times the thickness of the concrete and no greater than 10 feet.

Paragraph 27.8 is hereby created addressing IRC Section R404.1.7 and shall read as follows:

(27.8) IRC Section R404.1.7 Backfill Placement. Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill. Backfill compaction under concrete flatwork including but not limited

to porches, patios, sidewalks, driveways, and steps shall be consistent with the site soils report and verified by the geotechnical engineer by way of an affidavit.

Exception: Bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

Paragraph 29.3 is hereby created addressing IRC Section R502.6.

(29.3) IRC Section R502.6 (Bearing) is amended to read as follows:

R502.6 (Bearing). The ends of each joist, beam or girder shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by approved joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51mm) nominal thickness shall be provided under the joist, beam or girder, or a maximum of 2-inch solid steel shims with a minimum thickness each of 1 inch (25.4 mm) shall be provided under the joist, beam or girder." Individual shims shall not be stacked greater than 1/4 inch under any single beam. Wood shims shall NOT be allowed. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm²).

Paragraph 29.5 is hereby created addressing IRC Section R703.10.2 concerning lap siding.

(29.5) R703.10.2 (Lap Siding). Fiber-cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with Section R703.1. Lap siding courses, wall penetrations, and end joints shall be installed with the fastener heads exposed or concealed, and in accordance with Table R703.3(1) or approved manufacturer's instructions.

Effective date. This ordinance shall take effect on December 1, 2021.

Introduced, passed on first reading and ordered published this 13th day of September, 2021.

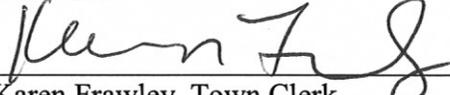
TOWN OF WINDSOR, COLORADO



Paul Rennemeyer, Mayor

Ken Bennett, Mayor Pro Tem

ATTEST:



Karen Frawley, Town Clerk



Introduced, passed on second reading and ordered published this 27th day of September, 2021.

TOWN OF WINDSOR, COLORADO

Ken Bennett

Paul Rennemeyer, Mayor

Ken Bennett, Mayor Pro Tem

[Seal]

ATTEST:

Karen Frawley

Karen Frawley, Town Clerk

