

TOWN OF WINDSOR

ORDINANCE NO. 2015-1496

AN ORDINANCE AMENDING INTERNATIONAL RESIDENTIAL CODE SECTION R310.2, ADOPTED BY REFERENCE IN CHAPTER 18, ARTICLE III OF THE *WINDSOR MUNICIPAL CODE*, WITH RESPECT TO BASEMENT WINDOW WELLS

WHEREAS, the Town of Windsor ("Town") is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, pursuant to the Town's Home Rule Charter, the Town adopted by reference the International Residential Code ("IRC") in *Windsor Municipal Code* ("WMC") Chapter 18, Article III; and

WHEREAS, as previously adopted by the Town, IRC § 310.2 establishes standards for basement windows and window wells; and

WHEREAS, upon recommendation by the Town's building inspector and review by the Town's Planning Department, the Town has concluded that certain exceptions should be made for rooms not intended to be sleeping rooms; and

WHEREAS, the within amendment to IRC § 310.2 will serve the public interest and promote economies in building construction; and

WHEREAS, the Town Board finds that the within amendment promotes the health, safety and welfare of the community.

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

**Section 1.** IRC Section R310.2 (Window wells) is amended by the addition of the following text to appear immediately after the existing text of said Section R310.2:

For all building permits issued after June 14, 1999, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this Section.

Exceptions:

- (a) Window wells located in rooms other than sleeping rooms are not required to comply with the minimum dimensions of this section provided they are

not located in areas of an "Unfinished Basement" where a sleeping room could be located.

- (b) Where at least one window well complying with this section is installed in a sleeping room, additional window wells in said sleeping room are not required to comply with this Section.

With regard to building permits issued prior to June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code.

Introduced, passed on first reading, and ordered published this 27<sup>th</sup> day of April, 2015.

TOWN OF WINDSOR, COLORADO

By

John S. Vazquez, Mayor

ATTEST:

Patti Garcia, Town Clerk



Introduced, passed on second reading, and ordered published this 11<sup>th</sup> day of May, 2015.

TOWN OF WINDSOR, COLORADO

By

John S. Vazquez, Mayor

ATTEST:

Krystal Eucker, Deputy Town Clerk

