

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-02**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING CHAPTER 18 OF THE SEVERANCE MUNICIPAL CODE
REGARDING SECTION R302.13 OF THE 2018 INTERNATIONAL RESIDENTIAL
CODE AS ADOPTED BY THE TOWN**

WHEREAS, the Town of Severance adopted the 2018 International Residential Code (IRC) with amendments on August 1, 2019; and

WHEREAS, as part of the amendments to the IRC, the Town modified Section R302.13 by adding three exceptions so as to align with the same amendments to Section R302.13 that Larimer County, City of Loveland and City of Fort Collins adopted; and

WHEREAS, since that time, the City of Fort Collins and the City of Loveland have now modified Section R302.13 by removing the same three exceptions the Town previously adopted; and

WHEREAS, to remain consistent with adjoining jurisdictions, and to have a consistent standard for builders and contractors to make the transition from jurisdiction to jurisdiction simple, the Town desires to further modify Section R302.13 of the IRC; and

WHEREAS, the Town Council believes that amending Section R302.13 of the IRC in the same manner as adjoining jurisdictions will remove the challenges the Town is facing with builders adapting to inconsistent amendments between adjoining jurisdictions and that such amendment will advance the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:** ¹

Section 1. Section 18-2-30, "Amendments," of the Severance Municipal Code is amended to read as follows:

IRC Section R101.1 IRC Section R101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IRC Section R105.1 IRC Section R105.1 (Required) is amended by replacing the words "building official" with "town".

IRC Section R105.2 IRC Section R105.2 (Work Exempt from Permit) is amended as follows:

Building Exception #1 is deleted in its entirety and replaced with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided

¹ Additions to the cmTent text of the Code are indicated by underlining, and deletions are indicated by strikethrough.

the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.

Building Exception #2 is deleted in its entirety and replaced with "Fences not over 6 feet high."

Building Exception #5 is deleted in its entirety.

Building Exception #10 is deleted in its entirety and replaced with "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building."

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with the following:

"Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

IRC Section R108.5 IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

"The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

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

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

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

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in

the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued."

IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

R109.1.5.2 Insulation Inspection Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

IRC Section R110.4 IRC Section R1 10.4 (Temporary occupancy) is amended by the deletion of the words "building official" in the first and second sentence and replaced with "town".

IRC Section R112.1 IRC Section R1 12.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board."

IRC Section R112.3 IRC Section R1 12.3 (Qualifications) is amended by the deletion of this section in its entirety.

IRC Section R113.2 IRC Section R1 13.2 (Notice of Violation) is amended by the addition of "Notice of Violations shall be delivered in accordance with section 107 of the IPMC" after the last paragraph.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

"Intended Walking Surface" is any horizontal surface consisting of concrete, stone, rock, or other hardened material located (1) outside, (2) on the same residential property, and (3) that's primary purpose is to be used for pedestrian travel.

"Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms, and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms."

IRC Table R301.2 (1) IRC Table R301.2 (1) is filled to provide the following:

Table R301.2 (1)

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Under- layment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topo- graphic effects		Weather- ing	rost ne Depth	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Mode- rate	1	YES	*	1,000	45°F

*NOTE: Insert the dates of the currently effective FIRM and/or date of adoption entering NFIP

IRC Section R302.1 IRC Section R302.1 (Exterior walls) is amended by the deletion of the wording; "or dwellings equipped throughout with an automatic sprinkler system installed in accordance with section P2904 shall comply with table R302.1(2)."

IRC Table R302.1 (2) IRC Table R302.1 (2) is amended by deleting the section in its entirety.

IRC Section R302.3 IRC Section R302.3 (Two-family dwelling) is amended by replacing "I-Hour fire-resistance rating" with "2-Hour fire-resistance rating" and by deleting exception 1.

IRC Section R302.13 IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:

Exception #5 For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum 1/2 gypsum wallboard on the enclosing walls and a self closing weather stripped solid door.

Exception #6 Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self closing weather stripped solid core 20 minute rated door and frame.

Exception #7 For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

IRC Section R303.4 IRC Section R303.4 (Mechanical Ventilation) is amended by replacing "5 air changes per hour" with "7 air changes per hour" and replacing the words "in accordance with section N11 02.4.1.2" with "in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.

IRC Section R309.5 IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section R310.1 IRC Section R310.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

"All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.5."

Exception #2 is amended by the deletion of the exception and its conditions.

IRC Section R310.2.1 IRC Section R310.2.1 (Minimum opening area) is amended by the deletion of the exception.

IRC Section R310.2.3 IRC Section R310.2.3 (Window wells) is amended by the addition of the following;

"For all building permits issued after the effective date of the 1997 UBC Adoption, 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, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, 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 Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town."

IRC Section R310.2.3.1 IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

"Exception: Only one window well ladder shall be required in an unfinished basement."

IRC Section R312.1 IRC Section R312.1 (Guards required) is amended to read as follows:

"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."

IRC Section R313 IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

IRC Section 315.3 IRC Section 315.3 (Location) is amended by deleting the first sentence and replacing it with the following:

"Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area."

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

"Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

IRC Section R402.2 IRC Section R402.2 (Concrete) is amended by adding subsections 402.2.2 and 402.2.3 thereunder which section shall read as follows:

"R402.2.2 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."

"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."

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended to read as follows:

"Drains consisting of piping conforming with ASTM Designation D2729-89 shall be provided adjacent to the lowest concrete or masonry foundations that retain earth and enclose spaces that are partially or entirely located below *grade*. Unless perimeter drains are designed to daylight, they shall terminate in *sump* pits with an electrical power source permanently installed within 36 inches (914 mm) of the sump opening. Piping for *sump pumps* shall discharge at least 60 inches (1524 mm) away from foundations or as otherwise approved by the *building official*. Drains shall be installed in bedding materials that are of such size and installed in such manner to allow ground water to seep into the perimeter

drain. Filter fabric or other measures to restrict the passage of fines shall be used to further protect the perimeter drain from blockage.

Exception: A drainage system is not required when the engineer of record has determined that the foundation is installed on well-drained ground or sand gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.1."

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

"The ends of each joist, beam or girder shall have not less than 1½ 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 supplied by *approved* joist hangers. Alternatively, the ends of joists shall be supplied 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 (51 mm) 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 ¼ 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 (30865 mm²)."

IRC Section R703.10.2 IRC Section R703.10.2 (Lap Siding) is amended to read as follows:

"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 1¼ 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."

IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2012 International Energy Conservation Code.

IRC Section M1502.4.5.2 IRC Section M1502.4.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

IRC Section G2417.4.2 IRC Section G2417.4.2 (Test Duration) is amended by replacing "10 Minutes" with "15 Minutes".

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with "DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage."

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)".

IRC Section P2913 IRC Section P2913 (Reclaimed water systems) is amended by the deletion of this section in its entirety.

IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing "6 inches" with "12 inches".

IRC Section AM102 IRC Section AMI 02 (Definition) is amended by the addition of "Home Care Facilities".

Section 2. The provisions of this ordinance and the moratorium imposed hereby shall not affect or otherwise prohibit the processing of applications for uses and proposals outside of the specific scope defined herein.

Section 3. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof in spite of the fact that any one part or parts be declared unconstitutional or invalid.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL
this 25th day of January, 2022.

TOWN OF SEVERANCE, COLORADO


Matthew Fries, Mayor

ATTEST:



Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

DocuSigned by:

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Hayashi & Macsalka, LLC, Town Attorney

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