

ORDINANCE NO. 38

Series 2019

AN ORDINANCE REPEALING AND READOPTING WITH CHANGES CHAPTER 1 OF TITLE 8 OF THE BRECKENRIDGE TOWN CODE CONCERNING THE BUILDING CODES OF THE TOWN OF BRECKENRIDGE; ADOPTING BY REFERENCE AND AMENDING: THE INTERNATIONAL BUILDING CODE, 2018 EDITION; THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, INCLUDING APPENDIX F AND K; THE INTERNATIONAL PLUMBING CODE, 2018 EDITION INCLUDING APPENDIX; THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION, INCLUDING APPENDIX A; THE INTERNATIONAL FUEL GAS CODE, 2018 EDITION, INCLUDING APPENDIX A AND B; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION; THE INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION; THE NATIONAL ELECTRICAL CODE, 2017 EDITION; THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS, 2006 EDITION; AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Chapter 1 of Title 8 of the Breckenridge Town Code is repealed and readopted with changes so as to read as follows:

CHAPTER 1

BUILDING CODES

SECTION:

- 8-1-1: TITLE
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8-1-1: TITLE:

This Chapter shall be known and may be cited as the “*TOWN OF BRECKENRIDGE BUILDING CODES ORDINANCE.*”

8-1-2: FINDINGS:

The Town Council finds and determines as follows:

- A. The Town is authorized by law to set fees for permits issued under the Town’s building and other technical codes.
- B. The Building Inspection Division of the Department of Community Development is the

BUILDING CODES ORDINANCE

primary Town department charged with the duty to process permit applications under the Town's building and other technical codes, but other Town departments and personnel, such as the Engineering Department, expend time in connection with the review of such applications. The time expended by all Town personnel in reviewing such applications are part of the present operational cost and future expansion of the Building Inspection Division of the Department of Community Development. Such costs are part of the overall costs required to operate such Department.

- C. On occasion the Town incurs additional out-of-pocket expenses in connection with the review of an application for a permit under the Town's building and other technical codes. Such expenses may include, without limitation, fees paid by the Town to the Town Attorney and/or fees paid by the Town to special counsel or special consultants. Such fees are part of the overall costs required to process the permit application for which they were incurred.
- D. Pursuant to Bainbridge, Inc. v. The Board of County Commissioners of Douglas County, 964 P.2d 575 (Colo. App. 1998) the application fees that may lawfully be charged by the Town for permits under the Town's building and other technical codes may include both the direct and indirect costs of operating the Building Inspection Division of the Town's Department of Community Development, as well as the other Town departments and personnel which assist in the review of permit applications.
- E. The permit fees established in this Chapter are approximately required to offset the direct and indirect costs of operating the Building Inspection Division of the Department of Community Development and the cost to the Town of actually processing building permit applications.
- F. The application fees for Building Permits and Plan Reviews established by this Chapter do not exceed the direct and indirect costs of operating the Department of Community Development and the cost to the Town of actually processing permit applications.

8-1-3: STANDARD CODES ADOPTED BY REFERENCE: The following standard codes, as hereinafter amended, are adopted by reference as part of the Town of Breckenridge Building Code:

- A. International Building Code, 2018 Edition, published by the International Code Council, Inc.
- B. International Residential Code, 2018 Edition, including Appendix F and K, Published by the International Code Council, Inc.
- C. International Plumbing Code, 2018 Edition, including Appendix, published by the International Code Council, Inc.
- D. International Mechanical Code, 2018 Edition, including Appendix A, published by the International Code Council, Inc.
- E. International Fuel Gas Code, 2018 Edition, including Appendix A and B, published by the International Code Council, Inc.
- F. International Energy Conservation Code, 2018 Edition, published by the International Code Council, Inc.
- G. International Existing Building Code, 2018 Edition, published by the International Code Council, Inc.
- H. National Electrical Code, 2017 Edition, published by the National Fire Protection Association.
- I. ICC Electrical Code – Administrative Provisions, 2006 Edition, published by the International Code Council, Inc.

- J. Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials.

8-1-4: **AMENDMENTS TO THE INTERNATIONAL BUILDING CODE:** The following sections of the International Building Code, 2018 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended to read as follows:
101.1 Title. These regulations shall be known as “The TOWN OF BRECKENRIDGE BUILDING CODE” herein after referred to as “this code.”
2. **Section 101.4.3 Plumbing** is amended by deleting the last sentence that references the *International Private Sewage Disposal Code*.
3. **Section 101.4.4 Property Maintenance** is deleted in its entirety.
4. **Section 102.6 Existing Structures** is amended by removing the reference to the *International Property Maintenance Code*.
5. **Section 103.2 Appointment** is amended to read as follows:
103.2 Building Official. The Building Official is hereby authorized and directed to enforce all of the provisions of this code. However, such authorization and direction shall be neither an expressed nor implicit guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manner.
6. **Section 103.3 Deputies** is amended to read as follows:
103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction, the building official shall have the authority to appoint a deputy building official, related technical officers, inspectors, plans examiners and other employees. Such employees shall have the powers and duties as delegated by the building official.
7. **Section 104.8 Liability** is amended by adding the following additional first paragraph:
The adoption of this code, and any previous building, construction and housing standard adopted by the Town of Breckenridge, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent, nor shall this code or any previous building, construction and housing standard be deemed to create any civil remedy against a public entity, public employee or agent.
8. **Section 105.1.1 Annual Permit** and **Section 105.1.2 Annual Permit Records** are deleted in their entirety.
9. **Section 105.2 Work exempt from permit Item 11** is amended to read as follows:
Item 11. Swings and other playground equipment.
10. **Section 105.5 Expiration** is amended to read as follows:
105.5 Expiration. Every permit issued by the building official under the provisions of this code shall expire 18 months after the date of issue. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period 180 days after the time the work is commenced. The building official is authorized to grant, in writing, extensions of time, for periods of not more than 6 months. An extension shall be requested in writing and shall demonstrate justifiable cause for the extension.
11. **Section 107.1 General** is amended to read as follows:

107.1 General. Construction documents, special inspection and structural observation programs and other data shall be submitted in two sets with each application for a permit. A Colorado Licensed Design Professional shall prepare the construction documents. The Building Official may waive the requirement for a design professional when it is found that the nature of the scope of work is such that a design professional is not necessary to obtain compliance with this code. Where special conditions exist the building official is authorized to require additional construction documents.

12. **Section 107.3 Examination of documents** is amended by adding the following paragraph:

The issuance or granting of a permit by the Town of Breckenridge, based on plans and specifications and other data, shall not prevent the subsequent requiring of the correction of errors or omissions in said plans specifications and other data and shall not be construed to be a permit for approval of any violation of any of the provisions of this code or any other law of the Town of Breckenridge.

13. **Section 107.3.1 Approval of construction documents** is amended by replacing the words “reviewed for code compliance”, with “approved for issuance of building permit.”

14. **Section 109.2 Schedule of permit fees** is amended to read as follows:

109.2 Schedule of permit fees. On buildings, structures, electrical, gas mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following Town of Breckenridge Building Permit and Inspection Fee Schedule:

Town of Breckenridge Building Permit and Inspection Fee Schedule

TOTAL VALUATION	FEE
\$1.00 TO \$500	\$23.50
\$501 TO \$2,000	\$23.50 for the first \$500, plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2001 TO \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000, plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000, plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$1,000,001 and higher	\$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000 or fraction thereof

Other Inspections and Fees:	
1. Inspection outside of normal business hours (minimum charge – two hours)	\$50.00/hour
2. Re-inspection	\$50.00/hour
3. Inspection for which no fee is specifically indicated (minimum charge – one hour)	\$50.00/hour
4. Additional plan review required by changes, additions or revisions to plans (minimum charge – one hour)	\$50.00 /hour
5. For use of outside consultants for plan checking and inspections, or both.....	Actual cost

ELECTRICAL PERMIT FEES	
UNIT AREA	PERMIT FEE
Not more than 1,000 sq. ft.	\$120.00
Over 1,000 sq. ft., and not more than 1,500 sq. ft.	\$168.00
Over 1,500 sq. ft., and not more than 2,000 sq. ft.	\$216.00
Over 2,000 sq. ft.	\$216.00 plus \$9.60 per 1000 sq. ft. or fraction thereof over 2,000 sq. ft.
ALL OTHER FEES: Except for inspection in mobile homes and travel parks, all other permit fees shall be computed on the dollar value of the electrical installation, including labor and material, and such fees shall be computed as follows:	
VALUATION	PERMIT FEE
Not more than \$2,000.00	\$120.00
More than \$2,000.00	\$9.60 per thousand or fraction thereof plus \$120.00
Mobile homes and travel parks per space	\$120.00
Additional plan review	\$65.00 per hour or fraction thereof
Re-inspection on all above	\$65.00
Temporary Power Permit	\$65.00
Hot Tub Electrical Permit	\$120.00
**Plan review fees – The plan review fees for electrical work shall be calculated as 65 percent of the electrical permit fee. **	

All permits have a plan review fee of 65% in addition to the permit fee.

Hot tub permits fees are \$125.25.

Work commencing before issuance of a building permit is subject to three times the permit fee.

15. **Section 110.3.5 Lath and Gypsum Board Inspection** is amended by deleting the Exception

16. **Section 110.3.11 Final Inspection** is amended to read as follows:

110.3.11 Final Inspection. The final inspection is to be made only after the finished grading and the building or structure is completed in accordance with the provisions on the International Building Code, technical codes and the Town’s Development Code, including flooring, tile, wallpaper, painting, trim, finish, and final cleaning. A security

deposit may be posted for work required by the Town's Department of Community Development, i.e., landscaping, exterior painting, and paving that cannot be completed as a result of prevailing weather conditions.

17. **Section 110 Inspections** is amended by adding a new subsection, 110.7 Re-inspections, to read as follows:

110.7 Re-inspections. A re-inspection fee, as specified in the Town of Breckenridge Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the inspection records are not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, or failing to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fees have been paid.

18. **Section 111.1 Change of occupancy** is amended by adding the following sentence:

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

19. **Section 111 Certificate of Occupancy** is amended by adding a new subsection, 111.5 Certificate of Completion to read as follows:

111.5 Certificate of completion. A certificate of completion shall be issued for minor work not directly related to occupancy when such work complies with the provisions of this code and all other laws and regulations implemented by the code enforcement agency.

20. **Section 202 Definitions** is amended by adding the following definitions with the alphabetical order of the existing definitions:

LOFT: A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.

POTENTIAL SLEEPING ROOM: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet, will be considered a sleeping room as follows:

In a building defined as a *dwelling* or *lodging* house, any space or room having two of the following factors shall be considered a sleeping room. In a building defined as an *apartment house* or *hotel*, any room or space having one of the following factors shall be considered a sleeping room:

- a. Has walls and doors to separate it from other habitable spaces.
- b. Meets the definition of a loft.
- c. Has a closet or similar provision for clothes storage.
- d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue openings per the 2018 IBC Section 1030, smoke detectors per IBC Section 907, and carbon monoxide detectors per IBC Section 915.

Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled.

UNFINISHED SPACE: A room or space within a dwelling unit with no interior partition walls, no gypsum board (unless required by code), no finishes (mud, tape, and/or paint) on areas requiring gypsum board, and no floor finishes.

CERTIFIED SOLID FUEL BURNING DEVICE: A solid fuel burning device that is certified by the Air Pollution Control Division of the Colorado Department of Health or approved by the building official as meeting the emission standards set forth in Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission (EPA Phase II or III).

NEW CONSTRUCTION: For the purpose of section 2113 new construction” is construction of a residential, commercial, industrial, agricultural or accessory building. This shall include any modifications, replacement or relocation of existing solid fuel burning devices. However, modifications to solid fuel burning devices shall not include repair, replacement or relocation of flue pipe.

SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or other device intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

21. **Section 420 Groups I-1, R-1, R-2, R-3** is amended to add a new subsection, 420.11 Sustainable Building Code, to read as follows:

420.11 Sustainable Building Code. All residential (Type R) occupancies are to be LEED-H, ICC-700, Green Globes or certified through an alternate third party, approved by the building official.

22. **Section 502.1 Address identification** is amended by changing the minimum required height from 4 inches to 5 inches.

23. **Section 718 Concealed Spaces** is amended by adding two new subsections, 718.6 Factory-built fireplace enclosures and 718.7 Factory-built chimney enclosures, to read as follows:

718.6 Factory-built fireplace enclosures. Combustible construction enclosing factory built fireplaces with Class A chimneys shall be protected on the interior (fireplace) side by one-hour fire resistive construction.

718.7 Factory-built chimney enclosures. Factory-built Class A chimneys shall be enclosed within a continuous enclosure protected on the interior (flue) side by not less than one-hour fire resistive construction.

Exception. The portion of the chimney located in the same room as the appliance and the portion of the chimney above the finished roof are not required to be enclosed. However, if they are enclosed, the interior of the shaft shall be protected by one-hour fire resistive construction.

24. **Section 901.5 Acceptance tests** is amended by adding a new subsection, 901.5.1 Special inspector required, to read as follows:

901.5.1 Special inspector required. All fire protection systems required by this code shall be reviewed, inspected, and approved by a special inspector. The special inspector shall be an authorized representative of the RWB fire department or another qualified individual with prior approval of the building official. Approvals of special inspectors, inspections approvals, and reports by special inspectors shall be in accordance with Chapter 17 of this code.

25. **Section 915.1 General** is amended by adding the following sentence:

Carbon monoxide detection shall also be installed in accordance with *State of Colorado House Bill 09-1091, Article 45, Title 38, C.R.S.*

26. **Section 1010.1.9.4 Locks and latches Item 2.2** is amended to read as follows:

Item 2.2 A readily visible sign is posted on the egress side on or adjacent to the door stating:

THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.

The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

27. **Chapter 12 Interior Environment** is amended by adding a new section to read exactly as set forth in Appendix F, Radon Control Methods, of the 2018 IRC. This shall be applicable for R2 and R3 occupancies.

28. **Section 1503 Weather Protection** is amended by inserting a new subsection, 1503.6 Snow-shed barriers, to read as follows:

1503.6 Snow-shed Barriers. Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

Exception: Roof areas with a horizontal dimension of no more than 48 inches (1219mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface.

29. **Section 1505.1 General** is amended to read as follows:

1505.1 General. All roof coverings on new construction, additions and re-roofs shall be Class A. Class A roof assemblies and roof coverings shall be tested in accordance with ASTM E 108 or UL 7901. Additionally, fire-retardant treated wood roof coverings shall be tested in accordance with ASTM D 2898.

30. **Table 1505.1 Minimum Roof Covering Classification for Types of Construction** and all footnotes to the table are deleted in their entirety.

31. **Section 1507.1.1 Underlayment** is amended to read as follows:

1507.1.1 Underlayment. A roof underlayment consisting of an approved self-adhering polymer modified bitumen sheet is required with all types of roof covering. The underlayment shall extend up the slope of the roof from drip-edge or eave to the roof peak. The underlayment shall cover the entire roof decking surface. In new construction the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

32. **Section 1507.1.2 Ice barriers** is amended to read as follows:

1507.1.2 Ice dam protection. An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet complying with ASTM D 1970 shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface. In new construction ice dam protection shall extend a minimum 30 inch up walls adjacent to the roof surface.

33. **Section 1507.8 Wood Shingles** is amended to read as follows:

1507.8 Wood Shingles. The installation of wood shingles shall comply with the provisions of this section.

34. **Table 1507.8 Wood Shingle and Shake Installation** is deleted in its entirety.

35. **Section 1507.9 Wood Shakes** is amended to read as follows:

1507.9 Wood Shakes. The installation of wood shakes shall comply with the provisions of this section.

36. **Section 1608.1 General** is deleted in its entirety.

37. **Section 1608.2 Ground Snow Loads** is amended to read as follows:

1608.2 Snow loads. The loads to be used in determining the design snow loads for roofs shall be 90 psf for roofs located at an elevation below 10,000 feet, and 100 psf for roofs located at an elevation of 10,000 feet or higher. There shall be no reduction in snow load for pitch or duration. Ground snow load is not to be utilized, and there is no ground snow load reduction. Snow load for decks and exterior balconies shall be as required for roofs.

38. **Section 1612.3 Establishment of flood hazard areas** is amended to read as follows:

1612.3 Establishment of flood hazard areas. The Town of Breckenridge flood hazard areas shall be as provided in Chapter 3 of Title 10 of the Breckenridge Town Code. The adopted flood hazard map and supporting data are adopted by reference and declared to be part of this section.

39. **Section 1703.1 Approved agency** is amended to read as follows:

1703.1 Approved agency. An approved agency shall provide all information as necessary for the building official to determine that the agency meets the applicable requirements. The RWB fire department shall be an approved agency for special inspection of fire protection systems required by this code.

40. **Section 1704.2.3 Statement of special inspections** is amended by adding an additional Exception to read as follows:

Exception: Special inspection required by the RWB fire department of fire protection systems.

41. **Section 1704.2.4 Report requirement** is amended by adding an Exception to read as follows:

Exception: Special inspection required by the RWB fire department of fire protection systems.

42. **Section 1705 Required Special Inspections and Tests** is amended by adding a new section, 1705.19 Fire protection and suppression systems and subsection 1705.19.1 Qualifications, to read as follows:

1705.19 Fire protection and suppression systems. Fire protection and suppression systems shall have the design plans approved by a special inspector and the systems inspected and tested by a special inspector for compliance with the requirements of this code and the International Fire Code.

1705.19.1 Qualifications. Special inspectors for fire protection systems shall have expertise in fire-protection and be approved by the RWB fire department. Special inspectors for fire suppression systems shall be fire suppression systems inspectors certified by the State of Colorado Division of Fire Safety and approved by the Fire Protection District.

43. **Section 1809.5 Frost protection** is amended to read as follows:

1809.5 Frost protection. Except where erected on solid rock or otherwise protected from frost, foundation walls piers and other permanent supports of buildings and structures shall extend to at least 40 inches below finish grade or be designed and built in accordance with ASCE 32. Footings 24 inches deep are permitted for decks only that do not support roofs and are less than 30 inches above grade. Footings shall not bear

on frozen soils. Frost reports shall be required before placement of concrete from Nov. 1 through May 1, or if freezing temperatures occur, prior to Nov. 1 or after May 1.

44. **Section 2113 Masonry Chimneys** is amended by adding the following subsections, 2113.21 Limitation on the type and number of devices and 2113.22 Factory built chimneys, to read as follows:

2113.21 Limitation on the type and number of devices. Solid fuel burning devices that are not certified are prohibited in new construction. The number of certified solid fuel burning devices that may be installed in newly constructed buildings shall be approved by the Town's Department of Community Development.

2113.22 Factory built chimneys.

a. Factory built chimneys shall be supported at intervals not to exceed 10 feet by wall straps or equivalent.

b. Factory built chimneys shall have the outer wall of adjacent chimney sections fastened together by three sheet metal screws, installed approximately 120 degrees apart. Such fastenings shall be in addition to and not in lieu of those requirements mandated by the manufacturers' instructions, except when specifically prohibited by those instructions or the terms of their listing.

Exception: Where approved manufacturers' locking bands are used.

c. The points of termination of a factory built chimney shall not be within 10 inches vertically of the point of termination of any adjacent chimney or appliance vent within 24 inches horizontally. No factory built chimney shall terminate closer than 24 inches to combustible finish materials.

45. **Section 2302.1 General.** The first paragraph is amended to read as follows:

2302.1 General. The design of structural elements or systems, constructed partially or wholly of wood or wood-based products shall be based on one of the following methods. The use of load duration factors for snow load shall not be permitted in any of these design methods.

46. **Section 2303.1.11 Structural log members** is amended by adding the following paragraph:

All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3rd party lumber grading or inspection agency may be accepted.

47. **Section 2303.1.12 Round Timber Poles and Piles** is amended by adding the following paragraph:

All logs used in a structural capacity must be graded and marked by an approved grading agency, in conformance with DOC PS 20. In lieu of a grade mark, a certificate of an onsite inspection issued by a 3rd party lumber grading or inspection agency may be accepted.

48. **Section 2308.7.13 Wood trusses** is amended by adding the following sentence:

Trusses shall be blocked at bearing points.

49. **Section 2901.1 Scope** is amended by deleting the reference to the *International Private Sewage Disposal Code*.

50. **Section 2902.1 Minimum Number of Fixtures** is amended to add the following paragraph:

An additional single-user toilet facility and bathing room shall be required where only separate sex facilities are provided. When this single-user toilet and bathing room requirement is applicable, the required separate sex toilet and bathtub/shower counts required by IBC Table 2902.1 is allowed to be reduced by one in the male and female toilet facility and bathing room.

51. **Section 2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures** is amended to read exactly as follows:

2902.1.2 Single-User Toilet Facility and Bathing Room Fixtures. The plumbing fixtures located in single-user toilet facilities and bathing rooms, including family or assisted-use toilet and bathing rooms that are required by IBC Section 1109.2, shall contribute toward the total number of required plumbing fixtures for a building or tenant space. Single user toilet facilities and bathing rooms and family or assisted-use toilet rooms and bathing rooms shall be identified as being open for use to all persons, regardless of gender. A single-occupant restroom is one that contains only one toilet and a sink, or a toilet and urinal with a sink, and is intended for use by one occupant at a time. Family or assisted-use restrooms must also be designated as gender-neutral. All gender neutral bathrooms are to be signed accordingly.

52. **Section 2902.2 Exception 2** is amended to read as follows:

Exception 2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or less.

53. **Section 2902.2 Separate facilities** is amended to add an additional Exception to read as follows:

Exception 5. Gender neutral single-user toilet facility and bathing room fixtures.

54. **Section 3309.1 Where required** is amended to read as follows:

3309.1 Where required. All structures under construction, alteration or demolition shall be provided with approved portable fire extinguishers as required by the RWB fire department.

55. **Section 3311.1 Where required** is amended to read as follows:

3311.1 Where required. Buildings four stories or more in height shall be provided with standpipes as required by the RWB fire department.

56. **Section 3311 Standpipes** is amended by adding subsection, 3311.4 Water supply, to read as follows:

3311.4 Water supply. Water supply for fire protection, either temporary or permanent, shall be made available as required by the RWB fire department.

8-1-5: AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE: The following sections of the International Residential Code, 2018 Edition, are amended to read as follows:

1. **Section R101.1 Title** is amended by adding the name "Town of Breckenridge."

2. **Section R101.2 Scope.** The exception is amended to read as follows:

Exception. The following shall be permitted to be constructed in accordance with this code.

3. **Section R102.7 Existing Structures** is amended by deleting the reference to the *International Property Maintenance Code*.

4. **Section R103.2 Appointment** is amended to read exactly as IBC Section 103.2 as amended.

5. **Section R103.3 Deputies** is amended to read exactly as IBC Section 103.3 as amended.
6. **Section R104.8 Liability** is amended by adding the first paragraph to read exactly as IBC Section 104.8 as amended.
7. **Section R105.5 Expiration** is amended to read exactly as IBC Section 105.5 as amended.
8. **Section R106.1 Submittal documents** is amended to read as IBC Section 107.1 as amended.
9. **Section R106.3 Examination of documents** is amended by adding the paragraph to read exactly as IBC Section 107.3 as amended.
10. **Section R106.3.1 Approval of construction documents** is amended to read exactly as IBC Section 107.3.1 as amended.
11. **Section R108.2 Schedule of permit fees** is amended by replacing “by the applicable government authority” with “in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule. Refer to the IBC Section 109.2 as amended.”
12. **Section R108.3 Building permit valuations** is amended to read exactly as IBC Section 109.3.
13. **Section R108.6 Work commencing before permit issuance** is amended to read as follows:

R108.6 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an investigation fee that shall be in addition to the required permit fees. The investigation fee shall be as set forth in the Town of Breckenridge Building Permit and Inspection Fee Schedule.
14. **Section R109.1.6 Final Inspection** is amended to read as follows:

R109.1.6 Final Inspection. To be made only after the finished grading and the building or structure is completed in accordance with the provisions of the International Residential Code and Technical Codes, the Development Code, including cleaning, flooring, tile, wallpaper, paint, trim, finish, and final painting and paving. A security deposit may be posted for work required by the Town’s Department of Community Development, i.e., landscaping, exterior painting, paving, that cannot be completed as a result of prevailing weather conditions.
15. **Section R109 Inspections** is amended by adding a new subsection, R109.5 Re-inspections, to read as follows:

R109.5 Re-inspections. A re-inspection fee, as specified in the Town of Breckenridge Building Permit and Inspection Fee Schedule, may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Re-inspection fees may also be assessed when the inspection records are not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failing to provide access on the date for which the inspection is requested, or for deviating from plans requiring the approval of the building official. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the re-inspection fees have been paid.
16. **Section R110.3 Certificate issued** is amended by adding the following paragraph:

A Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or any other ordinance of the Town. Certificates presuming to

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

17. **Section R110.4 Temporary occupancy** is deleted in its entirety.
18. **Section R110 Certificate of Occupancy** is amended by adding a new subsection, R110.6 Certificate of Completion, to read as follows:

R110.6 Certificate of Completion. A Certificate of Completion shall be issued for work not directly related to occupancy when such work complies with the provisions of this code and all other relevant laws, which are enforced by the Town. A Certificate of Completion shall not be construed as an approval of a violation of the provisions of this code or other ordinances of the Town. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the Town shall not be valid.

19. **Section R202 Definitions** is amended by inserting the following definitions within the alphabetical order of the existing definitions and by amending the definition of a Town House:

LOFT: A habitable room or floor in a building that is open to the room or floor directly below, which may or may not qualify as a mezzanine.

POTENTIAL SLEEPING ROOM: A room or space within a dwelling unit having a floor area of at least 70 square feet and a ceiling height of at least 5 feet will be considered a sleeping room as follows: ,

In a building defined as a *dwelling* or *lodging* house, any space or room having two of the following factors shall be considered a sleeping room.

- a. Has walls and doors to separate it from other habitable spaces
- b. Meets the definition of a loft.
- c. Has a closet or similar provision for clothes storage
- d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2018 IBC Section 1030, smoke detectors per IBC Section 907, and carbon monoxide detectors per IBC Section 915.

Any alteration to the room or space previously mentioned will be required to be made permanent in nature. The elimination of doors or closets will be made in such a manner that the construction cannot be readily reinstalled

UNFINISHED SPACE: A room or space within a dwelling unit with no interior partition walls, no gypsum board (unless required by code), no finishes (mud, tape, and/or paint) on areas requiring gypsum board, and no floor finishes.

STORAGE: A non-habitable room or space within a dwelling unit used for storage. A storage room or space shall not have TV or internet outlets, closets, or other improvements outside of what is typical for storage areas. Light and ventilation is not required in the non-habitable space per code. This space is not approved for living, sleeping, eating, or cooking.

NEW CONSTRUCTION: For the purpose of section 1004 "new construction" is construction of a residential, commercial, industrial, agricultural or accessory building. This shall include any modifications, replacement or relocation of existing solid fuel burning devices. However, modifications to solid fuel burning devices shall not include repair, replacement or relocation of flue pipe.

CERTIFIED SOLID FUEL BURNING DEVICE: A solid fuel burning device that is certified by the Air Pollution Control Division of the Colorado Department of Health or approved by the building official as meeting the emission standards set forth in Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission (EPA Phase II or III).

SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or other device intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

TOWNHOUSE: A single family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

20. **Table R301.2(1)** is amended to read as follows:

TABLE R 301.2 (1) – CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF SNOW LOAD	WIND SPEED MPH ^d	SEISMIC DESIGN CAT ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARDS	AIR FREEZING INDEX
			weathering ^a	frost line depth ^b	termite ^c				
h	115	B	severe	40 inches	slight	-13°	yes	g	250

For SI: 1 pound pursuant to square foot=0.0479 kN/m.0 2, 1 mile pursuant to hour=1.609km/h.

- (a) Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C129, C 145, C 216 or C 652.
- (b) The frost line depth may require deeper footings than indicated in Figure R403.1(1). This part of the table is filled in depending on whether there has been a history of local damage. Twenty Four (24”) inch deep footers are permitted for decks only, which do not support roofs and are less than 30 inches above grade.
- (c) This part of the table is filled in depending on whether there has been a history of local damage.
- (d) Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- (e) Reflects local climates or local weather experience as determined by the building official.
- (f) Seismic Design Category determined from Section R301.2.2.2.
- (g) Refer to IBC Section 1612.3 as amended.
- (h) Snow-loads of 90 lbs. per square foot are required for construction sites below an elevation of 10,000 feet. For construction sites at an elevation of 10,000 feet or greater, the snow-load shall be 100 lbs per square foot. There shall be no reduction snow-load for pitch or duration.
- (i) In accordance with R905.1.1 as amended.
- (j) From the 100 year (99%) value on the National Climatic Data Center data table “Air Freezing Index- USA Method(Base 32degrees F)”
- (k) From the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32 degrees F)”

21. **Table R301.5 Minimum Uniformly Distributed Live Loads** is amended by deleting exterior balconies, decks and fire escapes from the table, and by adding footnote (i) to read as follows:

Footnote (i). The minimum uniformly distributed live loads for exterior balconies and decks shall be the same as required for roofs.

22. **Section R302.1 Exterior Walls** is amended to read as follows:

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with all applicable provisions of the governing fire district's code shall comply with Table R302.1(2).

23. **Table R302.1(2) Footnote (a)** is amended to read as follows:

Footnote (a). For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed, permitted and inspected to show compliance with all applicable requirements of the governing fire district's code, the fire separation for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.

24. **Section R302.2.2 Common Walls Items 1 and 2** are amended to read as follows:

Item 1. Where a fire sprinkler system in accordance with the requirements of the governing fire district's code is provided, the common wall shall not be less than a 1-hour fire resistance-rated wall assembly tested in accordance with ASTM E119, UL 263, or Section 703.3 of the *International Building Code*.

Item 2. Where a fire sprinkler system in accordance with the requirements of the governing fire district's code is not provided, the common wall shall not be less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119, UL 263, or Section 703.3 of the *International Building Code*.

25. **Section R302.13 Fire protection of floors Exceptions 1 and 2** are amended as follows:

R302.13 Exception 1. Floor assemblies located directly over a space protected by an automatic sprinkler system permitted, installed, and inspected as required by the governing fire district's code.

R302.13 Exception 2. Floor assemblies located directly over a crawlspace with a maximum 4 foot headroom occurring anywhere within the crawlspace. The headroom shall be measured from grade to the bottom of the floor joists.

26. **Section 310.1 Emergency Escape and Rescue Opening Required Exception 2** is amended as follows:

R310.1 Exception 2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with the requirements of the governing fire district's code, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:

- 2.1. One means of egress complying with IRC Section R311 and one emergency escape and rescue opening.
- 2.2. Two means of egress complying with IRC Section R311.

27. **Section R313 Automatic Fire Sprinkler Systems** is amended to read as follows:

Section R313 Dwelling Unit Fire Sprinkler Systems and Internal Fire Protection.

R313.1 General. Structures under the scope of this code are to be protected by fire sprinkler systems as designated, reviewed, installed and inspected by the RWB fire district per section R313.1.1 through R313.1.2.

R313.1.1 Fire Sprinkler Systems required. Structures greater than 6,000 square feet are to be protected by fire sprinkler systems per the RWB fire district. Square footages

shall include all attached garages and any detached structures within 3 feet of the residence. Square footage shall be measured from exterior wall to exterior wall. Fire separations within the structure shall not be utilized to reduce the measured square footages of the structure(s).

R313.1.2 Additions. Any addition which increases the total square footage of the residence to greater than 6,600 square feet is to be provided with a fire sprinkler system at the addition only. Where the size of the addition itself is greater than 6,000 square feet, the addition as well as the existing residence shall be provided with a fire sprinkler system. Where the addition increases the total square footage of the residence to greater than 6,600 square feet and the alterations to the existing structure results in the removal of interior wall and ceiling finishes exposing the structure a fire sprinkler systems shall be retro-fitted into the existing residence as well as the addition.

R313.2 Internal Fire Protection. Residences between 4,000 and 6,000 square feet shall be provided with 5/8 inch Type 'X' drywall or 1/2 inch cementitious board throughout the structure.

28. **Section R319.1 Address identification** is amended to read as follows:

R319.1 Address identification. Approved numbers or addresses shall be provided for all new and altered buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address characters shall be at least 5 inches in height and ½ inch in width, and shall be of a color that contrasts with the background on which they are mounted.

29. **Section R324.6.2.1 Alternative setback at ridge** shall be amended to read as follows:

R 324.6.2.1 Alternative setback at ridge. Where an automatic sprinkler system is installed within the dwelling in accordance with NFPA 13D or all applicable requirements of the governing fire district's code, setbacks at ridges shall comply with one of the following:

1. For photovoltaic arrays occupying not more than 66 percent of the plan view total roof area, not less than an 18 inch clear setback is required on both sides.
2. For photovoltaic arrays occupying more than 66 percent of the plan view total roof area, not less than a 36 inch clear setback is required on both sides of a horizontal ridge.

30. **Section R325.3 Area limitation exception** is amended to read as follows:

R325.3 Exception. The aggregate area of a mezzanine located within a **dwelling** unit equipped with a fire sprinkler system in accordance with the requirements of the governing fire district's code shall not be greater than one-half of the floor area of the room, provided that the mezzanine meets all of the following requirements:

1. Except for enclosed closets and bathrooms, the mezzanine is open to the room in which such mezzanine is located.
2. The opening to the room is unobstructed except for walls not more than 42 inches in height, columns and posts.
3. The exceptions to IRC Section R325.5 do not apply.

31. **Section R502.1.1 Sawn Lumber** is amended to read as follows:

R502.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for joists, beams and girders shall be identified by a grade mark of a lumber grading or inspection body that has been approved by an accreditation agency that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

32. **Section R602.1.1 Sawn Lumber** is amended to read as follows:

R602.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for studs, plates and headers shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

33. **Section R602.3 Design and construction** is amended by adding the following sentence:

The use of load duration factors for snow load shall be prohibited.

34. **Section R802.1.1 Sawn Lumber** is amended to read as follows:

R802.1.1 Sawn Lumber. Sawn lumber, dimensional lumber, and logs for rafters, trusses and ceiling joists shall be identified by a grade mark of a lumber grading or inspection agency that has been approved by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section may be accepted.

35. **Section R802.2 Design and construction** is amended by adding the following sentence:

There shall be no reduction in snow load for pitch or duration.

36. **Section 802.10.3 Bracing** is amended by adding the following sentence:

Trusses shall be blocked at bearing points.

37. **Section R902.1 Roof covering materials** is amended to read as follows:

R902.1 Roof covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A roofing assemblies shall be installed on all new buildings, additions and re-roofs. Class A roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contribution roof area.

38. **Section 905.1.1 Underlayment** is amended to read as follows:

R905.1.1 Underlayment. An underlayment that consists of an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings. The underlayment shall extend up the slope of the roof from the drip edge of the roof or eave to the ridge. The underlayment shall cover the entire roof deck surface. In new construction, the underlayment shall extend a minimum of 30 inches up the walls adjacent to the roof surface.

39. **Section R905.1.2 Ice barriers** is amended to read as follows:

R905.1.2 Ice barriers. An ice dam protection that consists of an approved self adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof deck surface. In new construction ice dam protection shall extend a minimum 30 inches up walls and adjacent to the roof surface.

40. **Section R1004.4 Unvented gas log heaters** is amended to read as follows:

R1004.4 Unvented gas log heaters. Installation of unvented gas log heaters is prohibited.

41. **Section R1004 Factory Built Fireplaces** is amended by adding a new subsection, R1004.6 Factory-built fireplace enclosures, to read as follows:

R1004.6 Factory-built fireplace enclosures is to read exactly as set forth in IBC Sections 718.6 as amended.

42. **Section R1005 Factory Built Chimneys** is amended by adding three new subsections to read as follows:

R1005.9 Factory-built chimney enclosure is to read exactly as set forth in IBC Section 718.7 as amended.

R1005.10 Limitations on the type and number of devices is to read exactly as set forth in IBC Section 2113.21 as amended.

R1005.11 Factory built chimney is to read exactly as set forth in IBC Section 2113.22 as amended.

43. **Section M1701 General** is amended by adding a new subsection M1701.3 Combustion air terminations to read as follows:

M1701.3 Combustion air terminations. All combustion air terminations shall be a minimum of 36 inches above finished grade.

44. **Section M1804.2.1 Through the roof** is amended to read as follows:

M1804.2.1 Through the roof. Vents passing through a roof shall extend through flashing and terminate in accordance with the manufacturer's installation requirements. All vents shall terminate within 5 feet of ridgeline.

45. **Section M1804.2.6 Mechanical draft systems Item 4** is amended to read as follows:

Item 4. The bottom of the vent terminal shall be located a minimum of 36 inches above finished grade.

46. **Section M2001.4 Flood-resistant installation** is amended by adding the follow sentence:

All boiler, furnace, mechanical and water heater rooms, are to be provided with a floor drain.

47. **Section M2101.10 Tests** is amended by adding the following sentence at the end of the paragraph:

Hydronic tubing may be tested with a 50 psi air test for 30 minutes.

48. **Section M2103.4 Testing** is amended by adding the following sentence at the end of the paragraph:

Hydronic tubing may be tested with a 50 psi air test for 30 minutes.

49. **Section M2105.28 Testing** is amended by adding the following sentence at the end of the paragraph:

Assembled loop systems may be tested with a 50 psi air test for 30 minutes.

50. **Section G2406.2 Prohibited locations** is amended by eliminating Exceptions 3 and 4.

51. **Section G2406.3 Outdoor locations** is amended to add the following sentences at the

end of the paragraph:

All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application. All listed outdoor appliances must meet all manufactures' clearance requirements.

52. **Section G2407.6 Outdoor combustion air** is amended by adding the following sentence:

All exterior openings for combustion air shall terminate a minimum 36 inches above finished grade.

53. **Section G2407.11 Combustion air ducts Item 8** is amended to read as follows:

Item 8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining finished grade.

54. **Section G2417.4.1 Test pressure** is amended to read as follows:

G2417.4.1 Test pressure. The test pressure to be used shall not be less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

55. **Section G2425.8 Appliances not required to be vented** is amended by deleting the Item 7.

Item 7. Room heaters listed for unvented use is deleted.

56. **Section G2427.4.1 Plastic piping** is amended by adding the following sentence:

All plastic piping used as vents or combustion air is to be tested with a minimum 5 psi air test for 15 minutes.

57. **Section G2427.8 Venting system termination location Item 2** is amended to read as follows:

Item 2. A mechanical draft venting system, excluding direct vent appliances, shall terminate not less than 4 feet below, 4 feet horizontally from, or 1 foot above any door, operable window or gravity air inlet into any building. The bottom of the vent terminal shall be located not less than 36 inches above the finished grade.

58. **Section G2432 Decorative Appliances for Installation in Fireplaces** is amended by adding a new subsection, G2432.4 Gas logs, to read as follows:

G2432.4 Gas logs. Gas logs may be installed in solid-fuel-burning fireplaces provided:

1. The gas log is installed in accordance with the manufacturer's installation instructions.
2. If the fireplace is equipped with a damper it shall either be removed or welded in an open position.
3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and not more than 4 square inches per 2,000 Btu/h input.
4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.

5. Gas logs shall be vented with a Class A Chimney.
6. Gas logs may be installed in factory-built fireplaces only when:
 - a. The fireplace and gas logs are listed for use together as an individual unit
 - b. The fireplace is approved for use with any listed gas log
 - c. The fireplace manufacturer provides prior written approval for the installation.
7. Gas logs shall be provided with a motorized damper interlocked with the electronic ignition of the unit.

Exception: The installation of gas logs in factory built fireplace units for which the manufacturer cannot be identified or located may be approved by the building official at his or her discretion. Any approval shall be based at a minimum, on written evidence submitted by the gas log manufacturer that the installation of their product will not compromise the integrity of the existing fireplace.

59. **Section G2433 Log lighters** is amended to read as follows:

G2433.1 General. Log lighters are prohibited.

Exception. Log lighters are allowed if listed as a component of EPA Phase II appliances and approved by the Building Official.

60. **Section G2445 Unvented Room Heaters** is amended to read as follows:

G2445 .1 General. Installation of unvented room heaters is prohibited.

61. **Section P2503.5.1 Rough plumbing** the first paragraph is amended as follows:

P2503.5.1 Rough Plumbing. Drain, waste, and vent systems shall be tested upon completion of the rough piping installation by water or by air with no evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough piping has been installed, as follows:

62. **Section P2503.6 Shower liner test.** This section is deleted in its entirety.

63. **Section P2503.7 Water-supply system testing** is amended to read as follows:

P2503.7 Water-supply system testing. Upon completion of the water-supply system or a portion of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or, for piping systems, by an air test of not less than 50 psi. This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

64. **Section P2801.6.2 Pan drain termination** is amended to read as follows:

P2801.5.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain. All water heater rooms shall be equipped with a floor drain.

65. **Section P2804.6.1 Requirements for discharge pipe Item 5** is amended to read as follows:

Item 5. Discharge to the floor where floor drain is provided, to the pan serving the water heater or storage tank, or to a waste receptor.

66. **Section P2904 Dwelling Unit Fire Sprinkler Systems** is deleted in its entirety.

67. **Section P3103.1.1 Roof extension** is amended to read as follows:

P3103.1.1 Roof extension. All open vent pipes which extend through a roof shall be terminated at least 12 inches above the roof and shall terminate within 5 feet of a ridgeline.

- 68. **Chapters 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 General Requirements, Electrical Definitions, Services, Branch Circuit and Reeder Requirements, Wiring Methods, Power and Lighting Distribution Devices and Luminaires, Appliance Installation, Swimming Pools, Class 2 Remote-Control, Signaling and Power-Limited Circuits** are deleted in their entirety.
- 69. The International Residential Code is amended by adding a new Chapter 45 to read as follows:

CHAPTER 45
SUMMIT COUNTY SUSTAINABLE CODE
SECTION 4501
GENERAL

4501 Scope. All new building construction and construction adding additional conditioned square footage shall be compliant with the Summit County Sustainable Code and the following Summit County Sustainable Code Checklist.

4502 Summit County Sustainable Code Checklist:

SUMMIT SUSTAINABLE BUILDING CODE CHECKLIST/NEW SFR

MANDATORY REQUIREMENTS, 2018 IRC - Chapter 11 and 2018 IECC - Residential Provisions

- All projects to comply with all applicable requirements of the International Residential Code.
- Forced air-furnace system, minimum 91% AFUE.
- Radiant heating system, minimum 91% AFUE.
- High-efficacy lamps, minimum 75%.
- Energy efficient water heater.
 - Electric, minimum 0.95 energy factor
 - Gas, minimum 0.67 energy factor.
- Recycling; HC3 information to be provided at permit issuance.
- Provide an electrical car charging rough in, including a blanked electrical box, and a raceway terminating in the electrical panel.
- Provide PV ready construction including a metal raceway from the electrical panel to the roof location where the panels will be installed, including a roof jack, a #8 copper ground, a 2 pull blank in the electrical panel, and an electrical conduit from the electrical panel out to the electric meter.

Please complete the following calculations and then choose from the secondary measures for every point incurred. Your plans and inspections will be reviewed and inspected according to the above mandatory requirements and your secondary choices. LEED-H, ICC-700, Green Globes certified or alternate approved third party certified program is acceptable in place of this document.

Square footage of new conditioned (heated) space _____ ÷ 1000 sq. feet = _____

Number of outdoor fireplaces and/or fire pits _____

Hot Tub _____

Square footage of heated outdoor surfaces _____ ÷ 100 sq. feet = _____

Square footage of air conditioned space _____ ÷ 500 sq. feet = _____

Total Points Incurred *rounded to next highest whole number* _____

SECONDARY CHOICES

- Energy Star appliances throughout.
- Electric Vehicle Charging Pre-Wire in every new garage or carport.
- Locally purchased compost from Summit County Resource Allocation Park(SCRAP).
- Air movement at all ceilings > 15’.
- Insulated exterior wall sheathing.
- Blower door test of 3.0 ACH or less. *Air Changes pursuant to Hour @ 50 Pascals.*
- SIP panel construction at walls. *Structural Insulated Panel.*
- SIP panel construction at ceiling.
- Roof framing 60% or greater renewable or engineered lumber.
- Floor framing 80% or greater renewable or engineered lumber.
- Beams and headers 80% or greater renewable or engineered lumber.
- Energy heels at trusses, 12” or greater.
- ICF foundation. *Insulated Concrete Forms.*
- Insulated headers (80% minimum at R-10).
- Greater than R-23 in walls.
- Greater than R-49 in ceiling.
- Conditioned crawlspace or slab on grade.
- High efficiency boiler, AFUE 95% or greater. *Annual Fuel Utilization Efficiency.*
- High efficiency furnace, AFUE 95% or greater.
- Boiler or furnace centrally located; no mechanical run longer than 2/3 the distance of the greatest diagonal dimension of the home.
- HRV or ERV system installed.
- Side arm water heater served by boiler.
- 50 year roof or greater warranty.
- Alternative energy sources: *1000 British Thermal Units/Kilowatt/Photovoltaic.*
 - Active solar space heating system 1 pt/25MBTU _____
 - Active solar domestic hot water system 1 pt/25MBTU _____
 - Ground source heating/cooling system 1 pt/25MBTU _____
 - Solar generated (PV) electric system 1 pt/2.5KW _____
 - Wind generated electric system 1 pt/2.5KW _____
- Dual flush toilets, 1.28 gpf toilets, or Watersense toilets.
- Motion sensors on a minimum of 80% of exterior lights.
- Programmable thermostats.
- No recessed lights in the exterior insulated ceilings.
- OVE framing. *Optimal Value Engineering.*
- Bamboo, concrete, stone or cork flooring, 1 pt/50%.
- HERS rating. *Home Energy Rating.*
 - 2 pts for performing HERS rating _____
 - 4 pts HERS Index of 70 or less _____
 - 8 pts HERS Index of 55 or less _____
 - 12 pts HERS Index of 40 or less _____
- Innovative Product, Design or Technology (Points awarded by Building Official)

_____ **Total Points Awarded for Secondary Choices**

_____ **Total Points incurred**

_____ **Total Net Points (must be greater than or equal to zero)**

70. Section AF103.5 Passive SubmembraneSub-membrane Depressurization System is amended to add the following Exception:

Exception: The radon vent pipe is allowed to terminate within the structure as long as it is sealed to withstand a minimum of 5 psi of pressure.

71. **Section AF 103.6.1 Vent Pipe** is amended to add the following Exception:

Exception: The radon vent pipe is allowed to terminate within the structure as long as it is sealed to withstand a minimum of 5 psi of pressure.

8-1-6: AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE: The following sections of the International Plumbing Code, 2018 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended by adding the name “Town of Breckenridge”.

2. **Section 101.3 Intent** is amended to add the following sentences:

The intent of this code is to meet or exceed the requirements of the *State of Colorado Plumbing Code*. When technical requirements, specifications or standards in the *Colorado Plumbing Code* conflict with this code, the more restrictive shall apply.

3. **Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.

4. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.

5. **Section 103.4 Liability** is amended by adding the first paragraph as written in IBC Section 104.8 as amended.

6. **Section 106.5.3 Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.

7. **Section 106.5.4 Extensions** is deleted in its entirety.

8. **Section 106.6.2 Fee schedule** is amended to read as follows:

106.6.2 Fee schedule. The fees for plumbing work shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.

9. **Section 106.6.3 Fee refunds** is amended to read as follows:

106.6.3 Fee refunds. The building official is authorized to establish a refund policy.

10. **Section 107.2 Inspections and Testing** is amended by adding a new subsection, 107.2.6 Re-inspections, to read as follows:

107.2.6 Re-inspections is to read exactly as set forth in IBC Section 110.7 as amended.

11. **Section 108.4 Violation penalties** is amended to read exactly as set forth in IBC Section 114.4.

12. **Section 108.5 Stop work orders** is amended to read exactly as set forth in IBC Section 115.

13. **Section 109 Means of appeal** is deleted in its entirety and reenacted to read exactly as set forth in IBC Section 113.

14. **Section 301 General** is amended by adding a new subsection, 301.8 Floor drains, to read as follows:

301.8 Floor Drains. All mechanical, furnace, boiler and water heater rooms shall be provided with a floor drain.

15. **Section 305.4.1 Sewer depth** is amended to read as follows:

305.4.1 Sewer depth. Building sewers shall be installed in accordance with the standards and approval of the governing Sanitation District.

16. **Section 312.3 Drainage and Vent Air Test** is amended by deleting the first sentence; "Plastic pipe shall not be tested using air."

17. **Section 312.5 Water supply system test** is amended by deleting the portion of the sentence reading "for piping systems other than plastic."

18. **Section 312.6 Gravity sewer test** is amended to read as follows:

312.6 Gravity sewer test. Testing of the building sewer shall be in accordance with the standards and approval of the governing Sanitation District.

19. **Section 312.7 Forced sewer test** is amended to read as follows:

312.7 Forced sewer test. Testing of the building sewer shall be in accordance with the standards and approval of the governing Sanitation District.

20. **Section 312.9 Shower liner test** is deleted in its entirety.

21. **Section 403.1 Minimum number of fixtures** is amended to read exactly as IBC Section 2902.1 as amended.

22. **Section 403.2 Separate facilities Exception 2** is amended by changing the total occupant load from 15 to 30.

23. **Section 403.2 Separate facilities** is amended by adding a ~~exception 4~~ **an Exception 5** to read as follows:

Exception 4-5. Gender neutral single-user toilet facility and bathing room fixtures.

24. **Section 403.2.1 Family or assisted-use toilet facilities serving as separate facilities** is amended to read exactly as IBC Section 2902.1.2 as amended.

25. **Section 504.6 Requirements for discharge piping Item 5** is amended by deleting the portion of the sentence "to the outdoors."

26. **Section 504.7.2 Pan drain termination** is amended to read as follows:

504.7.2 Pan drain termination. The pan drain shall extend full-size and terminate over a suitably located indirect waste receptor or floor drain.

27. **Section 608.18.1 Well locations** through **Section 608.18.8 Drainage** are deleted in their entirety.

28. **Section 610.1 General** is amended to read as follows:

610.1 General. New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed shall be that prescribed by the Town of Breckenridge Water Department.

29. **Section 701.2 Connection to sewer required** is amended to read as follows:

701.2 Connection to sewer required. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer.

30. **Section 903.1 Roof extension** is amended to read as follows:

903.1 Roof extension. All open vent pipes which extend through a roof shall terminate at least 12 inches above the roof and within 5 feet of a ridgeline.

31. **Section 1106.1 General** is amended to read as follows:

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on the 100-year hourly rainfall rate of two inches per hour.

32. **Section 1109.1 General** is amended to read as follows:

1109.1 General. Combination sanitary and storm drains or sewers are prohibited.

8-1-7: AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE: The following sections of the International Mechanical Code, 2018 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended by adding the name “Town of Breckenridge.”
2. **Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.
3. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.
4. **Section 103.4 Liability** is amended to read exactly as set forth in IBC Section 104.8 as amended.
5. **Section 106.4.3 Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.
6. **Section 106.4.4 Extensions** is deleted in its entirety.
7. **Section 106.5.2 Fee Schedule** is amended to read as follows:

106.5.2 Fee Schedule. The fees for mechanical work shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.

8. **Section 106.5.3 Fee Refunds** is amended to read as follows:

106.5.3 Fee Refunds. The building official is authorized to establish a fee refund policy.

9. **Section 107.2 Required inspections and testing** is amended by adding a new subsection, 107.2.6 Re-inspections, to read as follows:

107.2.6 Re-inspections is to read exactly as set forth in IBC Section 110.7 as amended.

10. **Section 108.4 Violation penalties** is amended to read exactly as set forth in IBC Section 114.4.

11. **Section 108.5 Stop work orders** is amended to read exactly as set forth in IBC Section 115.

12. **Section 109 Means of appeal** is deleted in its entirety and reenacted to read exactly as set forth in IBC Section 113.

13. **Section 202 Definitions** is amended by adding the following definitions within the alphabetical order of the existing definitions:

CERTIFIED SOLID FUEL BURNING DEVICE: A solid fuel burning device that is certified by the Air Pollution Control Division of the Colorado Department of Health or approved by the building official as meeting the emission standards set forth in Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission (EPA Phase II or III).

SOLID FUEL BURNING DEVICE: Any fireplace, stove, firebox, or other device intended and or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

14. **Section 301 General** is amended by adding a new subsection, 301.19 Floor Drains, to read as follows:

301.19 Floor Drains. All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain.

15. **Section 509.1 Where required** is amended by adding the following paragraph.

All fire suppression systems required by this code shall be inspected and approved by a special inspector. The special inspector shall be an authorized representative of the RWB fire department.

16. **Section 701.1 Scope** is amended by adding a new subsection, 701.1.1 Vent and combustion air ducts, to read as follows:

701.1 Vent and combustion air ducts. Vent and combustion air ducts shall terminate a minimum of 36 inches above finished grade.

17. **Section 804.3.4 Horizontal terminations** is amended by changing Item 6 to read as follows:

Item 6. The bottom of the vent termination shall be located at least 36 inches above finished grade.

18. **Section 805 Factory-Built Chimneys** is amended by adding new subsections to read exactly as set forth in IBC Sections 718.6, 718.7, and 2113.22 as amended.

19. **Section 903.3 Unvented gas log heaters** is amended to read as follows:

903.3 Unvented gas log heaters. Unvented gas log heaters are prohibited.

20. **Section 905 Fireplace Stoves and Room Heaters** is amended by adding a new subsection, 905.4 Limitation on the type and number of devices, to read as follows:

905.4 Limitation on the type and number of devices is added to read exactly as set forth in IBC Section 2113.21 as amended.

21. **Section 1208.1 General** is amended by adding the following sentences at the end of the paragraph.

Hydronic tubing may be tested with a 50 psi air test for a minimum of 30 minutes. Assembled loop systems may be tested with a 50 psi air test for a minimum of 30 minutes.

8-1-8: AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE: The following sections of the International Fuel Gas Code, 2018 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended by adding the name "Town of Breckenridge."
2. **Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.
3. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.
4. **Section 103.4 Liability** is amended to read exactly as set forth in IBC Section 104.8 as amended.

5. **Section 106.5.3 Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.
6. **Section 106.5.4 Extensions** is deleted in its entirety.
7. **Section 106.6.2 Fee schedule** is amended to read as follows:

106.6.2 Fee schedule. The fees for fuel gas work shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.
8. **Section 106.6.3 Fee refunds** is amended to read as follows:

106.6.3 Fee refunds. The building official is authorized to establish a fee refund policy.
9. **Section 107.2 Required inspections and testing** is amended by adding a new subsection, 107.2.6 Re-inspections, to read as follows:

107.2.6 Re-inspections is to read exactly as set forth in IBC Section 110.7 as amended.
10. **Section 108.4 Violation penalties** is amended to read exactly as set forth in IBC Section 114.4.
11. **Section 108.5 Stop work orders** is amended to read exactly as set forth in IBC Section 115.
12. **Section 109 Means of Appeal** is deleted in its entirety and reenacted to read exactly as set forth in IBC Section 113.
13. **Section 303.2 Hazardous locations** is amended by adding the following sentences to read as follows:

All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application. All listed outdoor appliances must meet all manufactures' clearance requirements.
14. **Section 303.3 Prohibited locations** is amended by deleting Exceptions 3 and 4.
15. **Section 304.11 Combustion air ducts Item 8** is amended to read as follows:

Item 8. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located a minimum of 36 inches above finished grade.
16. **Section 304.11 Combustion air ducts** is amended by adding Item 9 to read as follows:

Item 9. Combustion air duct terminations shall terminate a minimum of 36 inches above finished grade.
17. **Section 406.4.1 Test pressure** is amended to read as follows:

406.4.1 Test pressure. The test pressure to be used shall not be less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (69 kPa gauge) for threaded pipe, 60 psig for welded pipe, irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.
18. **Section 501.8 Equipment not required to be vented** is amended by deleting Items 8 and 10.

19. **Section 503.4.1 Plastic piping** is amended by adding the following sentence:

All plastic piping used as vents or combustion air is to be tested with a 5 psi air test for a minimum of 15 minutes.

20. **Section 503.8 Venting system termination location Items 2 and 3** are amended adding a sentence to read as follows:

The bottom of the vent terminal and the air intake shall be located a minimum of 36 inches above finished grade.

21. **Section 506.2 Factory Built Chimneys** is amended by adding new subsections to read exactly as IBC Sections 718.6, 718.7, 2113.21, and 2113.22 as amended.

22. **Section 602.1 General** is amended to read as follows:

602.1 General. Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions.

23. **Section 602 Decorative Appliances for Installation in Fireplaces** is amended by adding a new subsection, 602.4 Gas Logs, to read as follows:

602.4 Gas Logs. Gas logs may be installed in solid-fuel-burning fireplaces provided:

1. The gas log is installed in accordance with the manufacturer's installation instructions.
2. If the fireplace is equipped with a damper it shall either be removed or welded in an open position.
3. The flue passageway shall be not less than 1 square inch per 2,000 Btu/h input and not more than 4 square inches per 2,000 Btu/h input.
4. Gas logs shall be equipped with a pilot and shall have a listed safety shutoff valve.
5. Gas logs shall be vented with a Class A Chimney.
6. Gas logs may be installed in factory-built fireplaces only when:
 - a. The fireplace and gas logs are listed for use together as an individual unit
 - b. The fireplace is approved for use with any listed gas log
 - c. The fireplace manufacturer provides prior written approval for the installation.
7. Gas logs shall be provided with a motorized damper interlocked with the electronic ignition of the unit.

Exception: The installation of gas logs in factory built fireplace units for which the manufacturer cannot be identified or located may be approved by the building official at his or her discretion. Any approval shall be based at a minimum, on written evidence submitted by the gas log manufacturer that the installation of their product will not compromise the integrity of the existing fireplace.

24. **Section 603.1 General** is amended to read as follows:

603.1 General. Log lighters are prohibited.

25. **Section 618.3 Prohibited sources** is amended by adding a new subsection, 618.4.1 Outside air sources, to read as follows:

618.3.1 Outside air sources. Outside air shall not be obtained from an exterior opening less than 36 inches from finished grade.

26. **Section 621 Unvented Room Heaters** is deleted in its entirety.

27. **Section 634.1 Chimney Damper Opening Area** is deleted in its entirety.

8-1-9: AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE: The following sections of the International Energy Conservation Code, 2018 Edition, are amended to read as follows:

1. **Section C101.1 Title** is amended by adding the name “Town of Breckenridge.”

2. **Section C101.2 Scope** is amended by adding an additional sentence to read as follows:

For residential buildings this code is to be used in conjunction with any sustainable building ordinance that may subsequently be adopted by the Town of Breckenridge. Where there are conflicting requirements between the two codes, the most restrictive requirement shall be met.

3. **Section C102.1.1 Above code programs** is amended by adding a new subsection, C102.1.1.1 Sustainable building code, to read as follows:

C102.1.1.1 Sustainable building code. All residential (Group R) occupancies are to be LEED-H, ICC-700, Green Globes or certified through an alternate third party approved by the building official.

4. **Section R101.1 Title** is amended by adding the name “Town of Breckenridge.”

5. **Section R102.1.1 Above code programs** is amended by adding a new subsection, R102.1.1.1 Sustainable building code, to read as follows:

R102.1.1.1 Sustainable building code. All multi-family (Group R) new construction not under the scope of the IRC shall be compliant to be LEED-H, ICC-700, Green Globes or certified through an alternate third party, approved by the building official.

8-1-10: AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE: The following sections of the International Existing Building Code, 2018 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended by adding the name “Town of Breckenridge.”

2. **Section 101.4.2 Buildings previously occupied** is amended by deleting the reference to the *International Property Maintenance Code*.

3. **Section 103.2 Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.

4. **Section 103.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.

5. **Section 104.8 Liability** is amended to read exactly as set forth in IBC Section 104.8 as amended.

6. **Section 105.5 Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.

7. **Section 108.2 Schedule of permit fees** is amended to read as follows:

108.2 Schedule of permit fees. The fees for all associated permits shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.

8. **Section 108.6 Refunds** is amended to read as follows:

108.6 Refunds. The building official is authorized to establish a refund policy.

9. **Section 109 Inspections** is amended by adding a new subsection, 109.7 Re-inspections, to read as follows:

109.7 Re-inspections is to read exactly as set forth in IBC Section 110.7 as amended.

10. **Section 113.4 Violation penalties** is amended to read exactly as set forth in IBC Section 114.4.

11. **Section 1301.3.2 Compliance with other codes** is amended by deleting the reference to the *International Property Maintenance Code*.

12. **Section 1301.4 Investigation and evaluation** is amended to read as follows:

1301.4 Investigation and evaluation. For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section by a design professional licensed to practice in the State of Colorado.

13. **Section 1301.6 Evaluation process** is amended by adding the following first sentence:

The building owner shall cause the existing building to be evaluated in accordance with the provisions of this section by a design professional(s) licensed to practice in the State of Colorado.

8-1-11: AMENDMENTS TO THE NATIONAL ELECTRICAL CODE: There are no amendments to the National Electrical Code, 2017 Edition.

8-1-12: AMENDMENTS TO THE ICC ELECTRICAL CODE – ADMINISTRATIVE PROVISIONS: The following sections of the ICC Electrical Code – Administrative Provisions, 2006 Edition, are amended to read as follows:

1. **Section 101.1 Title** is amended to read as follows

101.1 Title. These regulations shall be known as the ICC Electrical Code™. Administrative Provisions of Town of Breckenridge and shall be cited as such. The ICC Electrical Code™ - Administrative Provisions in combination with the separately adopted National Electrical Code will be referred to herein as “this code.” The ICC Electrical Code™ - Administrative Provisions in combination with the separately adopted National Electrical Code will be referred to throughout all other building construction and housing standards adopted by the Town of Breckenridge as the ICC Electrical Code.

2. **Section 201.3 Terms defined in other codes** is amended to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Energy Conservation Code or NAPA 70, such terms shall have meanings ascribed to them as in those codes.

3. **Section 301.2 Appointment** is amended to read exactly as set forth in IBC Section 103.2 as amended.

4. **Section 301.3 Deputies** is amended to read exactly as set forth in IBC Section 103.3 as amended.

5. **Section 302.9 Liability** is amended to read exactly as set forth in IBC Section 104.8 as amended.
6. **Section 401.2 Types of permits** is amended by deleting the reference to “an owner.”
7. **Section 401.3 Work exempt from permit** is amended by adding Exceptions 6 through 10.
 6. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
 7. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
 8. Repair or replacement of current-carrying parts of any switch, contractor or control device.
 9. The wiring for temporary theater, motion picture or television stage sets.
 10. Low-energy power, control, and signal circuits of Class II and Class III as defined in this code.
8. **Section 403.2 Expiration** is amended to read exactly as set forth in IBC Section 105.5 as amended.
9. **Section 403.3 Extensions** is deleted in its entirety.
10. **Section 403.6 Information on the permit** is amended to read as follows:

403.6 Information on the permit. The code official shall issue all permits required by this code on an approved form furnished for that purpose. The permit shall contain a general description of the operation or occupancy and its location and any other information required by the code official.
11. **Section 404.2 Schedule of permit fees** is amended to read as follows:

404.2 Schedule of permit fees. The fees for all associated permits shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.
12. **Section 404.3 Work commencing before permit issuance** is amended to read as follows:

404.3 Work commencing before permit issuance. Any person who commences any work before obtaining the necessary permits shall be subject to an investigation fee established by the code official, which shall be in addition to the required permit fee. The investigation fee shall be as set forth in the Town of Breckenridge Building Permit and Inspection Fee Schedule.
13. **Section 404 Fees** is amended by adding two new subsections, 404.6 Re-inspections and 404.7 Plan review fees, to read as follows:

404.6 Re-inspections. Shall read exactly as set forth in IBC Section 110.7 as amended.

404.7 Plan review fees. The plan review fees for electrical work shall be in accordance with the Town of Breckenridge Building Permit and Inspection Fee Schedule as set forth in IBC Section 109.2 as amended.
14. **Chapter 11 Means of Appeal** is amended to read exactly as set forth in IBC Section 113.

15. **Section 1202 Provisions** and all subsections therein are deleted in their entirety.
16. **Section 1203 Existing Electrical Facilities** and all subsections therein are deleted in their entirety.

8-1-13: AMENDMENTS TO THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS: The following sections of the Uniform Code For the Abatement of Dangerous Buildings, 1997 Edition, are amended to read as follows:

1. **Section 301 General.** The definition of Building Code is amended to read as follows:

BUILDING CODE is defined by referring to the International Building Code or the International Residential Code, whichever is applicable, published by the International Code Council, Inc., as adopted by this jurisdiction.
2. **Section 501.2 Processing of Appeal** is amended to add the following sentence at the end of the section:

The board of appeals with the jurisdiction to hear and decide appeals under this code is the board of appeals created pursuant to Chapter 3 of Title 2 of the Breckenridge Town Code.

8-1-14: PENALTIES:

- A. General: It is unlawful and an infraction for any person to violate any of the provisions of the Chapter, or any provision of a code adopted by reference by this Chapter. Any person who violates any provision of this Chapter or any provision of a code adopted by reference by this Chapter shall, upon a determination of liability, be punished as provided in title 1, chapter 4 of this code. Each such person shall be liable for a separate offense for each and every day during any portion of which any violation of any of the provisions of this Chapter or a code adopted by reference by the chapter is committed, continued or permitted by such person and such person shall be punished accordingly.
- B. Injunctive Relief: In addition to other remedies available to the Town, the Town may commence an action in a court of competent jurisdiction to enjoin the alleged violation of any provision of this Chapter, or to authorize and compel the removal, termination or abatement of such violation.
- C. Additional Remedies: Any remedies provided for in this Chapter shall be cumulative and not exclusive, and shall be in addition to any other remedies provided by law.

8-1-15: LIABILITY: The adoption of this Chapter and the codes provided for herein shall not create any duty to any person with regard to the enforcement or non-enforcement of this Chapter or said codes. No person shall have any civil liability remedy against the Town or its officers, employees or agents, for any damage arising out of or in any way connected with the adoption, enforcement or non-enforcement of this Chapter of said codes. Nothing in this Chapter or in said codes shall be construed to create any liability or to waive any of the immunities, limitations on liability or other provisions of the Colorado Governmental Immunity Act, section 24-10-101 et seq., C.R.S, as amended from time to time, or to waive any immunities or limitations on liability otherwise available to the Town, or its officers, employees or agents.

8-1-16: REPEAL OF PREVIOUS ORDINANCES: Existing ordinances or parts of ordinances covering the same matters as embraced in this Chapter are repealed, and all ordinances inconsistent with the provision of the Chapter are repealed; provided, however, that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance repealed prior to this Chapter taking effect.

8-1-17: CODE COPIES: At least one copy of the codes adopted by reference in this Chapter, each certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of nine o'clock (9:00) A.M. and five o'clock (5:00) P.M., Monday through Friday, holidays excepted.

Section 2. Except as specifically amended, the Breckenridge Town Code, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

Section 3. The Town Council finds, determines, and declares that this ordinance is necessary and proper to provide for the safety, preserve the health, promote the prosperity, and improve the order, comfort and convenience of the Town of Breckenridge and the inhabitants thereof.

Section 4. The Town Council finds, determines and declares that it has the power to adopt this ordinance pursuant to: (i) Section 31-15-601, C.R.S.; (ii) Section 5.13 of the Breckenridge Town Charter; and (iii) the powers granted to home rule municipalities by Article XX of the Colorado Constitution.

Section 5. This ordinance shall be published and, except as provided in Section 6, below, become effective as provided by Section 5.9 of the Breckenridge Town Charter.

Section 6. Notwithstanding Section 5 of this ordinance, the following sections of the International Residential Code, 2012 Edition, including Appendix Chapters F, G and K 2012 IRC, and (ii) the International Energy Conservation Code, 2012 Edition, shall remain in effect until July 1, 2020:

- A. Table N1102.1.1 (IECC R402.1.1), Fenestration U-Factor column, is amended to read 0.35 for Climate Zone 7 and 8.
- B. Table N1102.1.1 (IECC R402.1.1), footnote d, is amended to read as follows:
- C. Table N1102.1.1 footnote d. R-10 shall be required under the entire heated slab.
- D. Table N1102.1.1 (R4202.1.1), "Insulation and Fenestration Requirements by Component," is amended by adding a footnote (j) to 'WOOD FRAME WALL R – VALUE/CLIMATE ZONE 7 and 8 to read as follows:

(j) Continuous wall insulation is not required where the wall cavity is insulated with a minimum R-23 blown or sprayed insulation and the reductions in roof ceiling insulation permitted by N1102.1.1 (R402.2.1) and N1102.2.2 (R402.2.20) are not used.

- E. N1102.2.9 is amended to read as follows:

N1102.2.9 Slab-on-grade floors with a floor surface less than 40 inches below grade shall be insulated in accordance with Table N1102.1.1. The insulation shall extend downward from the top of the slab on the outside or inside of the foundation wall. Insulation located below grade shall be extended the distance provided in Table N1102.2.2 by any combination of vertical insulation, insulation extending under the slab or insulation extending out from the building. Insulation extending away from the building shall be protected by pavement or by a minimum of 10 inches of soil.

- F. Section 1102.4.1.2 (R402.4.1.2) is amended to add the following Exception:

Exception: Homes that have been inspected by an approved third party, verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07), Thermal Enclosure System Rater Checklist.

This Section 6 is repealed effective July 1, 2020.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED
PUBLISHED IN FULL this 26th day of November, 2019.

This ordinance was published in full on the Town of Breckenridge website on November 27, November 28, November 29, November 30 and December 1, 2019.

A public hearing on this ordinance was held on December 10, 2019.

READ, ADOPTED ON SECOND READING AND ORDERED PUBLISHED IN FULL ON THE TOWN'S WEBSITE this 10th day of December, 2019. A copy of this Ordinance is available for inspection in the office of the Town Clerk.

ATTEST:

TOWN OF BRECKENRIDGE

_____/s/_____
Helen Cospolich, CMC, Town Clerk

_____/s/_____
Eric S. Mamula, Mayor

APPROVED IN FORM

_____/s/_____
Town Attorney Date

This Ordinance was published on the Town of Breckenridge website on December 12, December 13, December 14, December 15 and December 16, 2019. This ordinance shall become effective on January 15, 2020.

COPIES OF THE CODES TO BE ADOPTED BY REFERENCE PURSUANT TO THIS ORDINANCES AND AMENDMENTS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE TOWN CLERK BETWEEN THE HOURS OF NINE O'CLOCK (9:00) A.M. AND FIVE O'CLOCK (5:00) P.M., MONDAY THROUGH FRIDAY, HOLIDAYS EXCEPTED.

NONE OF THE PENALTY PROVISIONS OF THE ADOPTED CODES WERE ADOPTED BY REFERENCE IN THIS ORDINANCE.