

CHAPTER 18

Building Regulations

Article 1 International Building Code

- Sec. 18-1-10 International Building Code adopted
- Sec. 18-1-20 Purpose of International Building Code
- Sec. 18-1-30 Amendments
- Sec. 18-1-40 Penalties for violation of International Building Code

Article 2 International Residential Code

- Sec. 18-2-10 International Residential Code adopted
- Sec. 18-2-20 Purpose of International Residential Code
- Sec. 18-2-30 Amendments
- Sec. 18-2-40 Penalties for violation of International Residential Code

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- Sec. 18-3-10 International Mechanical Code adopted
- Sec. 18-3-20 Purpose of International Mechanical Code
- Sec. 18-3-30 Amendments
- Sec. 18-3-40 Penalties for violation of International Mechanical Code

Article 4 International Fuel Gas Code

- Sec. 18-4-10 International Fuel Gas Code adopted
- Sec. 18-4-20 Purpose of International Fuel Gas Code
- Sec. 18-4-30 Amendments
- Sec. 18-4-40 Penalties for violation of International Fuel Gas Code

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- Sec. 18-5-10 International Plumbing Code adopted
- Sec. 18-5-20 Purpose of International Plumbing Code
- Sec. 18-5-30 Amendments
- Sec. 18-5-40 Penalties for violation of International Plumbing Code

Article 6 International Energy Conservation Code

- Sec. 18-6-10 International Energy Conservation Code adopted
- Sec. 18-6-20 Purpose of International Energy Conservation Code
- Sec. 18-6-30 Amendments
- Sec. 18-6-40 Penalties for violation of International Energy Conservation Code

Article 7 International Fire Code

- Sec. 18-7-10 International Fire Code adopted
- Sec. 18-7-20 Purpose of International Fire Code
- Sec. 18-7-30 Amendments
- Sec. 18-7-40 Penalties for violation of International Fire Code

Article 8 National Electrical Code

- Sec. 18-8-10 National Electrical Code adopted
- Sec. 18-8-20 Purpose of National Electrical Code
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- Sec. 18-9-10 Organization
- Sec. 18-9-20 Jurisdiction
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ARTICLE 1

International Building Code

Sec. 18-1-10. International Building Code adopted.

(a) The *International Building Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 35 inclusive, exclusive of any Appendices ("IBC"), is hereby adopted by reference as the City of Centennial Building Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IBC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-1-20. Purpose of International Building Code.

The purpose of the IBC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial and multi-family buildings and structures within the City and certain equipment specifically regulated in the IBC. (Ord. 2011-O-07 §1)

Sec. 18-1-30. Amendments.

Additions, deletions, amendments and changes to the IBC, as adopted by reference pursuant to Section 18-1-10, are hereby adopted as follows:

(1) **IBC Section 101.1.** IBC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated in [Name of Jurisdiction].

(2) **IBC Section 101.4.3.** IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

(3) **IBC Section 101.4.4.** IBC Section 101.4.4 (Property maintenance) is amended by deletion of the section in its entirety.

(4) **IBC Section 109.3.** IBC Section 109.3 (Building permit valuations) is amended by addition of the following language to follow the existing language of the section:

"It shall be the duty of every applicant liable to the City for any *permit* fees hereunder or under any other applicable code regulating building or construction within the City, as adopted by the City, to keep and preserve for a period of at least thirty-six (36) months following the date of issuance of a certificate of occupancy or a certificate of completion, or of final inspection, all books, accounts and records as may be necessary to accurately determine *permit* valuations. All such records shall be open for examination at any time within thirty-six (36) months following the date of issuance of a certificate of occupancy or a certificate of completion, or of final inspection, by the *building official* who may examine or audit such

records and, following such examination, adjust *permit* fees accordingly. Whenever the *building official* discovers from the examination or audit of such records that the applicant has either overpaid or underpaid *permit* fees, the *permit* fees may be adjusted by either issuance of a refund of overpaid *permit* fees to the applicant or issuance of an assessment for underpaid *permit* fees. The applicant shall pay any assessment for underpaid *permit* fees within thirty (30) days of the City's issuance of such assessment. The *building official* shall keep a record of said refund or invoice and a statement which sets forth the reasons such refund or assessment was issued. Any failure of any applicant liable to the City for any *permit* fees to preserve and/or produce such records and/or to pay any assessment within thirty (30) days of issuance thereof shall be deemed a violation of this code, and, upon conviction thereof, shall subject the violator to the penalties as provided in Section 1-4-10 of the Municipal Code."

(5) **IBC Section 109.6.** IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"**109.6 Refunds.** The City may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The City may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The City may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan review is commenced. The City shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

(6) **IBC Section 110.3.5.** IBC Section 110.3.5 (Lath and gypsum board inspection) is amended by deleting the Exception.

(7) **IBC Section 113.** IBC Section 113 (Board of Appeals) is amended by deleting the section in its entirety.

(8) **IBC Section 1013.1.** IBC Section 1013.1 (Where required) is amended by the addition of a second paragraph inserted before the Exceptions as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or shall be provided with an equivalent barrier."

(9) **IBC Section 1612.3.** IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "City of Centennial" where indicated in [Insert Name of Jurisdiction] and the date of August 15, 1996, where indicated in [Insert Date of Issuance].

(10) **IBC Section 3401.3.** IBC Section 3401.3 (Compliance with other codes) is amended by deleting International Private Sewage Disposal Code and International Property Maintenance Code.

(11) **IBC Section 3412.2.** IBC Section 3412.2 (Applicability) is amended by the insertion of "October 14, 2007" where indicated in [Date to Be Inserted by the Jurisdiction] as the effective date of building codes for the City of Centennial.

(12) **IBC Section 3412.3.2.** IBC Section 3412.3.2 (Compliance with other codes) is amended by deleting "and the International Property Maintenance Code." (Ord. 2011-O-07 §1)

Sec. 18-1-40. Penalties for violation of International Building Code.

It shall be unlawful for any person, firm, corporation or other entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IBC, a person or entity that violates the IBC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 2

International Residential Code

Sec. 18-2-10. International Residential Code adopted.

(a) The *International Residential Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 44 inclusive and Appendices A, C, G, H and N, ("IRC"), is hereby adopted by reference as the City of Centennial Residential Building Code as if fully set out in this Article, with the additions, deletions, insertions and changes as set forth in this Article.

(b) No residential building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IRC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-2-20. Purpose of International Residential Code.

The purpose of the IRC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three (3) stories in height with a separate means of egress within the City and certain equipment specifically regulated in the IRC. (Ord. 2011-O-07 §1)

Sec. 18-2-30. Amendments.

Additions, deletions, amendments and changes to the IRC, as adopted by reference pursuant to Section 18-2-10, are hereby adopted as follows:

(1) **IRC Section R101.1.** IRC Section R101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated in [Name of Jurisdiction].

(2) **IRC Section R102.7.** IRC Section R102.7 (Existing structures) is amended by deleting the words "International Property Maintenance Code or the."

(3) **IRC Section R105.2.** IRC Section R105.2 (Work exempt from permit/Building) is amended by deleting item 10 from this section.

(4) **IRC Section R108.5.** IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"R108.5 Refunds. The City may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The City may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The City may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The City shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

(5) **IRC Section R109.1.5.** IRC Section R109.1.5 (Other inspections) is amended by the addition of new subsections as follows:

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

"R109.1.5.3 Lath and gypsum inspection. Inspection of all interior or exterior lathing and gypsum board shall be made after installation but before any plaster is applied or before gypsum board joints and fasteners are taped and finished."

(6) **IRC Section R112.** IRC Section R112 (Board of Appeals) is amended by deleting the section in its entirety.

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

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

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

"Table R301.2(1)

Climatic and Geographic Design Criteria

<i>Ground Snow Load</i>	<i>Wind Speed (mph)</i>	<i>Seismic Design Category</i>	<i>Subject to Damage From</i>			<i>Winter Design Temp</i>	<i>Ice Barrier Under-lyment Required</i>	<i>Flood Hazard</i>	<i>Air Freezing Index</i>	<i>Mean Annual Temp</i>
			<i>Weath-ering</i>	<i>Frost Line Depth</i>	<i>Termite</i>					
20 psf	90 3 sec gust	B	Severe	30 in.	Slight to Moderate	1	NO	08/01/1997	1000	45°F"

(9) **IRC Section R305.1.** IRC Section R305.1 (Minimum height) is deleted and replaced with the following, all exceptions still applying:

"R305.1 Minimum height. All basements in new dwelling units, other than those basements clearly identified as cellars or mechanical spaces, shall have ceiling heights as required for habitable spaces of 7 feet. Where existing non-habitable basements, constructed prior to the adoption of the 2006 International Residential Code, are being converted to habitable uses, the building official shall be permitted to approve a minimum clear ceiling height of 6 feet 8 inches (2032 mm) from the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor."

(10) **IRC Section R310.2.1.** IRC Section R310.2.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

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

(11) **IRC Section R312.1.** IRC Section R312.1 (Where required) is amended by the addition of a second paragraph to read as follows:

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

"Exceptions:

"1. The access side of stairways need not be protected.

"2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310 of this code.

"3. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation."

(12) **IRC Section R313.1.** IRC Section R313.1 (Townhouse automatic fire sprinkler systems) is amended by the addition of the following introductory language to the first sentence: "Effective January 1, 2013."

(13) **IRC Section R313.2.** IRC Section R313.2 (One- and two- family dwellings automatic fire sprinkler systems) is amended by the deletion of the words "Effective January 1, 2011" from the introductory language to the first sentence and replacing them with the following: "Effective January 1, 2013."

(14) **IRC Section R401.2.** IRC Section R401.2 (Requirements) is amended by the addition of the following:

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

(15) **IRC Section R405.1.** IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

"All foundation drains shall be designed and inspected by a State of Colorado registered design professional."

(16) **IRC Section G2417.4.1.** IRC Section G2417.4.1 (Test pressure) is amended by changing "3 psig" to "10 psig" and deleting "(20 kPa gauge)."

(17) **IRC Section P2603.6.1.** IRC Section P2603.6.1 (Sewer depth) is amended by filling in both areas where indicated [Number] to read "12 inches (305 mm)." (Ord. 2011-O-07 §1)

Sec. 18-2-40. Penalties for violation of International Residential Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IRC, a person or entity that violates the IRC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 3

International Mechanical Code

Sec. 18-3-10. International Mechanical Code adopted.

(a) The *International Mechanical Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 15 inclusive ("IMC"), is hereby adopted by reference as the City of Centennial Mechanical Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship,

conform with the IMC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-3-20. Purpose of International Mechanical Code.

The purpose of the IMC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of mechanical systems and structures within the City and certain equipment specifically regulated in the IMC. (Ord. 2011-O-07 §1)

Sec. 18-3-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the IMC as adopted by reference by Section 18-3-10:

(1) **IMC Section 101.1.** IMC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated by [Name of Jurisdiction].

(2) **IMC Section 106.5.2.** IMC Section 106.5.2 (Fee schedule) is deleted in its entirety.

(3) **IMC Section 106.5.3.** IMC Section 106.5.3 (Fee refunds) is deleted in its entirety.

(4) **IMC Section 108.4.** IMC Section 108.4 (Violations penalties) is deleted in its entirety.

(5) **IMC Section 108.5.** IMC Section 108.5 (Stop work orders) is amended by deleting the words "less than [AMOUNT] dollars or."

(6) **IMC Section 109.** IMC Section 109 (Means of appeal) and all subsections thereunder are deleted in their entirety. (Ord. 2011-O-07 §1)

Sec. 18-3-40. Penalties for violation of International Mechanical Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other

sanctions set forth in the IMC, a person or entity that violates the IMC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 4

International Fuel Gas Code

Sec. 18-4-10. International Fuel Gas Code adopted.

(a) The *International Fuel Gas Code*, 2009 Edition, 1st printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 8 inclusive ("IFGC"), is hereby adopted by reference as the City of Centennial Fuel Gas Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IFGC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-4-20. Purpose of International Fuel Gas Code.

The purpose of the IFGC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of fuel gas piping systems and fuel gas utilization equipment within the City and related accessories specifically regulated in the IFGC. (Ord. 2011-O-07 §1)

Sec. 18-4-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the IFGC as adopted by reference by Section 18-4-10:

- (1) **IFGC Section 101.1.** IFGC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated by [Name of Jurisdiction].
- (2) **IFGC Section 106.6.2.** IFGC Section 106.6.2 (Fee schedule) is deleted in its entirety.
- (3) **IFGC Section 106.6.3.** IFGC Section 106.6.3 (Fee refunds) is deleted in its entirety.
- (4) **IFGC Section 108.4.** IFGC Section 108.4 (Violations penalties) is deleted in its entirety.
- (5) **IFGC Section 108.5.** IFGC Section 108.5 (Stop work orders) is amended by deleting the words "less than [AMOUNT] dollars or."
- (6) **IFGC Section 109.** IFGC Section 109 (Means of appeal) and all subsections thereunder are deleted in their entirety.

(7) **IFGC Section 406.4.1.** IFGC Section 406.4.1 (Test pressure) is amended by changing "3 psig" to "10 psig" and deleting "(20 kPa gauge)." (Ord. 2011-O-07 §1)

Sec. 18-4-40. Penalties for violation of International Fuel Gas Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IFGC, a person or entity that violates the IFGC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 5

International Plumbing Code.

Sec. 18-5-10. International Plumbing Code adopted.

(a) The *International Plumbing Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 13 inclusive ("IPC"), is hereby adopted by reference as the City of Centennial Plumbing Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IPC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-5-20. Purpose of International Plumbing Code.

The purpose of the IPC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, alteration, repairs, relocation, replacement, quality of materials, use and occupancy, location and maintenance of plumbing systems and structures within the City and certain equipment specifically regulated in the IPC. (Ord. 2011-O-07 §1)

Sec. 18-5-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the IPC as adopted by reference by Section 18-5-10:

- (1) **IPC Section 101.1.** IPC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated by [Name of Jurisdiction].
- (2) **IPC Section 106.6.2.** IPC Section 106.6.2 (Fee schedule) is deleted in its entirety.
- (3) **IPC Section 106.6.3.** IPC Section 106.6.3 (Fee refunds) is deleted in its entirety.

- (4) **IPC Section 108.4.** IPC Section 108.4 (Violations penalties) is deleted in its entirety.
- (5) **IPC Section 108.5.** IPC Section 108.5 (Stop work orders) is amended by deleting the words "less than [AMOUNT] dollars or."
- (6) **IPC Section 109.** IPC Section 109 (Means of appeal) and all subsections thereunder are deleted in their entirety.
- (7) **IPC Section 305.6.1.** IPC Section 305.6.1 (Sewer depth) is amended by filling in both areas where indicated where indicated [Number] to read "12 inches (305 mm)."
- (8) **IPC Section 904.1.** IPC Section 904.1 (Roof extension) is amended by inserting the number "6 inches (152.4 mm)" where indicated by [NUMBER]. (Ord. 2011-O-07 §1)

Sec. 18-5-40. Penalties for violation of International Plumbing Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IPC, a person or entity that violates the IPC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 6

International Energy Conservation Code

Sec. 18-6-10. International Energy Conservation Code adopted.

(a) The *International Energy Conservation Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 6 inclusive ("IECC"), is hereby adopted by reference as the City of Centennial Energy Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IECC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-6-20. Purpose of International Energy Conservation Code.

The purpose of the IECC is to regulate the design and construction of buildings for the effective use of energy. The IECC is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances. (Ord. 2011-O-07 §1)

Sec. 18-6-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the IECC as adopted by reference by Section 18-6-10:

(1) **IECC Section 101.1.** IECC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated by [Name of Jurisdiction].

(2) **IECC Section 108.4.** IECC Section 108.4 (Failure to comply) is amended by deleting the words "less than [AMOUNT] dollars or."

(3) **IECC Section 109.** IECC Section 109 (Board of appeals) and all subsections thereunder are deleted in their entirety. (Ord. 2011-O-07 §1)

Sec. 18-6-40. Penalties for violation of International Energy Conservation Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IECC, a person or entity that violates the IECC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 7

International Fire Code

Sec. 18-7-10. International Fire Code adopted.

(a) The *International Fire Code*, 2009 Edition, 2nd printing, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 45 inclusive and Appendices B, C and J only ("IFC"), is hereby adopted by reference as the City of Centennial Fire Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IFC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-7-20. Purpose of International Fire Code.

The purpose of the IFC is to provide minimum standards to safeguard life or limb, health, property and public welfare from the hazards of fire explosion and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel. (Ord. 2011-O-07 §1)

Sec. 18-7-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the IFC as adopted by reference by Section 18-7-10:

(1) **IFC Section 101.1.** IFC Section 101.1 (Title) is amended by the addition of the term "City of Centennial" where indicated by [Name of Jurisdiction].

(2) **IFC Section 108.1.** IFC Section 108.1 (Board of Appeals) is amended by the addition of the words underlined to read as follows:

"108.1 Regional Fire Code Board of Appeals established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be created a Regional Fire Code Board of Appeals by the entry of various fire districts into an intergovernmental agreement ("IGA"). Said Regional Fire Code Board of Appeals shall be appointed through the operation of the IGA. The fire code official shall be an ex officio member of said Board but shall have no vote on any matter before the Board. The Board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official."

(3) **IFC Section 109.3.** IFC Section 109.3 (Violation penalties) is deleted in its entirety.

(4) **IFC Section 111.4.** IFC Section 111.4 (Failure to comply) is amended to read as follows:

"111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as specified in Section 1-4-10 of the Centennial Municipal Code."

(5) **IFC Section 507.3.** IFC Section 507.3 (Fire flow) is amended to read as follows:

"507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B or by an approved method."

(6) **IFC Section 507.5.** IFC Section 507.5 (Fire hydrant systems) is amended to read as follows:

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

(7) **IFC Section 903.2.7.** IFC Section 903.2.7 (Group M) is amended to read as follows:

"903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

"1. [no change]

"2. [no change]

"3. [no change]

"4. A Group M occupancy that is used for the display and sale of upholstered furniture where the fire area exceeds 5,000 square feet (454m²)."

(8) **IFC Section 907.5.1.** IFC Section 907.5.1 (Protection of fire alarm control unit) is amended to read as follows:

"907.5.1 Protection of fire alarm control unit. In areas that are not continuously occupied, a single smoke detector shall be provided at the location of each fire alarm control unit, notification appliance circuit power extenders and supervising station transmitting equipment.

"Exception: Where ambient conditions prohibit installation of smoke detector, a heat detector shall be permitted."

(9) **IFC Section 3204.3.1.1.** IFC Section 3204.3.1.1 (Stationary containers) is deleted and replaced to read as follows:

"3204.3.1.1 Location. Stationary containers shall be located in accordance with Section 3203.6. Containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials."

(10) **IFC Section 3301.1.3.** IFC Section 3301.1.3. (Fireworks) is amended by removing Exceptions 1, 2 and 4 so that it reads as follows in its entirety:

"3301.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

"Exception: The use of fireworks for fireworks displays as allowed in Section 3308."

(11) **IFC Section 3404.2.9.6.1.** IFC Section 3404.2.9.6.1 (Locations where above-ground tanks are prohibited) is amended to read as follows:

"3404.2.9.6.1 Locations of above-ground tanks. Above-ground tanks shall be located in accordance with this section."

(12) **IFC Section 3406.2.4.4.** IFC Section 3406.2.4.4. (Locations where above-ground tanks are prohibited) is hereby deleted in its entirety.

(13) **IFC Section 3506.2.** IFC Section 3506.2. (Limitations) is hereby deleted in its entirety.

(14) **IFC Section 3804.2.** IFC Section 3804.2. (Maximum capacity within established limits) is hereby deleted in its entirety.

(15) **IFC Section 4603.6.6.** IFC Section 4603.6.6. (Group R-2) is amended to read as follows:

"An automatic or manual fire alarm system that activates the occupant notification system in accordance with section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling units or sleeping units.

"Exceptions:

"1. (no change)

"2. (no change)

"3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with section 1023.6."

(Ord. 2011-O-07 §1)

Sec. 18-7-40. Penalties for violation of International Fire Code.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. In addition to other sanctions set forth in the IFC, a person or entity that violates the IFC may be fined in an amount not to exceed one thousand dollars (\$1,000.00) or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set forth in Section 1-4-10 of the Municipal Code. (Ord. 2011-O-07 §1)

ARTICLE 8

National Electrical Code

Sec. 18-8-10. National Electrical Code adopted.

(a) The *National Electrical Code*, as published by the National Fire Protection Association, and the rules and regulations thereunder, as adopted, amended and updated to the most current edition by the Colorado State Electrical Board from time to time ("NEC") pursuant to the authority set forth in Article 23 of Title 12, C.R.S., is hereby adopted by reference as the City of Centennial Electrical Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Article.

(b) No building shall be hereafter constructed, erected, enlarged, altered or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the NEC, as adopted and as amended. (Ord. 2011-O-07 §1)

Sec. 18-8-20. Purpose of National Electrical Code.

The purpose of the NEC is to provide minimum standards for the safe installation of electrical wiring and equipment. (Ord. 2011-O-07 §1)

Sec. 18-8-30. Amendments.

The following deletions, additions, insertions and changes are hereby made to the NEC as adopted by reference by Section 18-8-10:

- (1) The NEC is amended to the extent necessary to apply within the corporate limits of the City.
- (2) Whenever the governing body of the jurisdiction is referenced therein, it shall refer to the City Council.
- (3) References to a board of appeals or review or means of appeal shall be deleted.
- (4) The NEC is adopted except for any provisions beyond the jurisdictional authority of the City. (Ord. 2011-O-07 §1)

ARTICLE 9

Board of Review

Sec. 18-9-10. Organization.

(a) A Board of Review is hereby established, the membership of which shall consist of five (5) members and up to three (3) alternate members who shall be residents of the City and who shall be experienced in building construction. The five (5) regular members and alternate members of the Board of Review shall be appointed by the City Council. Members may be removed by the City Council without cause, in the sole discretion of the Council.

(b) The Board of Review shall meet once a year, and at such other times as specified in its rules. The Board of Review, in its rules of procedure, shall make provisions for the selection of a Chairperson to preside at its meetings.

(c) The City Council shall appoint a Recording Secretary to the Board of Review, who shall be the custodian of records and shall conduct official correspondence, prepare the agenda, receive applications and generally supervise the clerical work.

(d) The terms of the members of the Board of Review shall be for three (3) years, although the initial members shall be appointed to allow staggered terms.

(e) Vacancies in the membership of the Board of Review shall be filled for the unexpired term in the same manner as in the case of the original appointments. (Ord. 2011-O-07 §1)

Sec. 18-9-20. Jurisdiction.

(a) The Board of Review, in appropriate cases and subject to the appropriate principles, standards, rules, conditions and safeguards set forth in the IBC and all other building codes as adopted in this Chapter, with the exception of the Fire Code, may make special exceptions to said terms of such codes in harmony with their general purpose and intent. Such exceptions may include a

determination of suitability of alternate materials and methods of construction, and to provide reasonable interpretations of said codes.

(b) The Board of Review may hear appeals by any person aggrieved by his or her inability to obtain a building permit to the extent caused by failure to comply with the standards of the IBC or other building codes as adopted in this Chapter, with the exception of the Fire Code (but not to the extent related to compliance with other City regulations, ordinances, chapters or other applicable laws), or by any officer, department, board or bureau of the City affected by the grant or refusal of a building permit.

(c) The Board of Review may hear any appeal by any person, officer, department, board or bureau from the decision of any administrative officer or enforcement of the IBC or other building codes as adopted in this Chapter, with the exception of the Fire Code.

(d) Any such appeal or petition for special exception shall be filed with the Secretary to the Board of Review within thirty (30) days after the date of the decision of the administrative officer. The form and procedure relating thereto shall be specified in the supplemental rules of procedure adopted by the Board of Review.

(e) The Board of Review may formulate suggested amendments to the IBC or other building codes as adopted in this Chapter, with the exception of the Fire Code, and transmit these suggestions to the City Council for its consideration. (Ord. 2011-O-07 §1)

Sec. 18-9-30. Procedure.

(a) The Chairperson may administer oaths and compel the attendance of witnesses in the context of hearing an appeal or special exception.

(b) All meetings of the Board of Review shall be open to the public, and the records of its official actions shall be filed in the office of the Recording Secretary to the Board of Review and shall be public records.

(c) A quorum of the Board of Review shall not be fewer than four (4) members, either regular or alternate.

(d) The Board of Review shall adopt supplemental rules of procedure relating to participation of the regular and alternate members of the Board at the meetings. Alternate members may participate at the meeting and vote on the decisions, provided that in no case may more than a total of five (5) votes be cast on any question or case before the Board of Review.

(e) At least three (3) affirmative votes are necessary to grant an appeal or a special exception. (Ord. 2011-O-07 §1)