



BOARD OF TRUSTEES SPECIAL MEETING AGENDA

Matt Holcomb
David Whelan
Doug Sharp

Drew Peterson

Don Conyac
Sean Doherty
Frank Jimenez

June 21, 2023
6:30 PM
9900 Park Avenue
Firestone, CO 80504

PRE-MEETING WORK SESSION 6:00 PM IN THE TRAINING ROOM

AGENDA FOR THE WORK SESSION IS A DISCUSSION OF THE SPECIAL MEETING AGENDA BELOW

SPECIAL MEETING 6:30 PM IN THE BOARD ROOM

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
5. **Consent Agenda**
 - a. **Reappointment of Julie Svaldi** to the St. Vrain Water Authority Board of Directors
6. **Presentation**
 - a. Colorado Legislative Activities Presentation
7. **Land Development**
 - a. **PUBLIC HEARING: Ordinance 1029: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (2018 INTERNATIONAL BUILDING CODE), 15.06 (2018 INTERNATIONAL RESIDENTIAL CODE), 15.08 (2023 NATIONAL ELECTRIC CODE), 15.10 (2018 INTERNATIONAL EXISTING BUILDING CODE), 15.12 (2018 INTERNATIONAL FUEL GAS CODE), 15.14**

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Individuals are allotted 3 minutes of Public Comment during the entirety of the meeting. Maximum time permitted for all Public Comment during a meeting is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

(2018 INTERNATIONAL MECHANICAL CODE), 15.16 (2018 INTERNATIONAL PLUMBING CODE), 15.18 (2018 INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.32 (2018 INTERNATIONAL FIRE CODE), 15.20 (2018 INTERNATIONAL SWIMMING POOL AND SPA CODE) AND 15.36 (2018 INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE

8. Discussion \ Action Items

- a. Water Rate Study

9. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

10. Executive Session

- a. Pursuant to Colorado Revised Statutes section 24-6-402(4)(b), to confer with the Town Attorney for the purpose of receiving legal advice on specific legal questions regarding a pending water court case.

11. Adjournment

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 5.a

Consent Agenda

Meeting Date: June 21, 2023

Initiated By: Julie Pasillas

Dept: Public Works

AGENDA TITLE

Reappointment of Julie Svaldi to the St. Vrain Water Authority Board of Directors

RECOMMENDATION

Staff recommends the Board of Trustees reappoint Julie Svaldi to serve a 3-year term on the Board of Directors of the St. Vrain Water Authority.

SUMMARY

The Establishing Contract of the St. Vrain Water Authority allows Members to appoint persons to serve on the Board of Directors based on the Member's initial reserved system capacity. Firestone is entitled to appoint 4 of the 5 Director positions. The standard term of Directors is three years and is staggered so that no more than two positions would ever expire. The second term for Julie Svaldi (President of the Board) expires in June, so the Town must appoint or reappoint this Director position.

FINANCIAL CONSIDERATIONS

None at this time

HISTORY AND PREVIOUS BOARD ACTION

On April 24, 2019, the Board of Trustees approved Resolution 19-17, approving the St Vrain Water Authority Establishing Contract, and appointed Julie Svaldi to an initial 1-year term on the Board of Directors.

On June 24, 2020, the Board of Trustees approved the reappointment of Julie Svaldi for an additional 3-year term on the Board of Directors.

ATTACHMENTS

None

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 7.a

Land Development

Meeting Date: June 21, 2023

Initiated By: Rocco DeLuca

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Ordinance 1029: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (2018 INTERNATIONAL BUILDING CODE), 15.06 (2018 INTERNATIONAL RESIDENTIAL CODE), 15.08 (2023 NATIONAL ELECTRIC CODE), 15.10 (2018 INTERNATIONAL EXISTING BUILDING CODE), 15.12 (2018 INTERNATIONAL FUEL GAS CODE), 15.14 (2018 INTERNATIONAL MECHANICAL CODE), 15.16 (2018 INTERNATIONAL PLUMBING CODE), 15.18 (2018 INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.32 (2018 INTERNATIONAL FIRE CODE), 15.20 (2018 INTERNATIONAL SWIMMING POOL AND SPA CODE) AND 15.36 (2018 INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE

RECOMMENDATION

Staff recommends that the Board of Trustees approve Ordinance 1029, an ordinance establishing new building codes for the Town of Firestone.

SUMMARY

Ordinance 1029 repeals and reenacts existing portions of Title 15 of the Firestone Municipal Code and adds new sections to Title 15 as they pertain to the Town's adopted building codes.

Pursuant to Part 2 of Article 16, Title 31 of the Colorado Revised Statutes for ordinance codes adopted by reference, the Board of Trustees introduced the ordinance at its June 14, 2023, meeting and is holding the noticed public hearing on June 21, 2023, in compliance with C.R.S. 31-16-203.

Ordinance 1029 updates the following chapters of the Firestone Municipal Code.

- Chapter 15.04 – International Building Code (2018)
- Chapter 15.06 – International Residential Code (2018)
- Chapter 15.08 – National Electric Code (2023)
- Chapter 15.10 – International Existing Building Code (2018)
- Chapter 15.12 – International Fuel Gas Code (2018)
- Chapter 15.14 – International Mechanical Code (2018)
- Chapter 15.16 – International Plumbing Code (2018)
- Chapter 15.18 – International Property Maintenance Code (2018)
- Chapter 15.20 – International Swimming Pool and Spa Code (2018)
- Chapter 15.32 – International Fire Code (2018)
- Chapter 15.36 – International Energy Conservation Code (2018)

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees introduced Ordinance 1029 at its June 14, 2023 meeting.

ATTACHMENTS

1. Ordinance 1029 Building Codes Adoption

ORDINANCE NO. 1029

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, REPEALING AND REENACTING IN THEIR ENTIRETY CHAPTERS 15.04 (INTERNATIONAL BUILDING CODE), 15.06 (INTERNATIONAL RESIDENTIAL CODE), 15.08 (NATIONAL ELECTRIC CODE), 15.10 (INTERNATIONAL EXISTING BUILDING CODE), 15.12 (INTERNATIONAL FUEL GAS CODE), 15.14 (INTERNATIONAL MECHANICAL CODE), 15.16 (INTERNATIONAL PLUMBING CODE), 15.18 (INTERNATIONAL PROPERTY MAINTENANCE CODE), 15.32 (INTERNATIONAL FIRE CODE), 15.20 (INTERNATIONAL SWIMMING POOL AND SPA CODE) AND 15.36 (INTERNATIONAL ENERGY CONSERVATION CODE) OF THE FIRESTONE MUNICIPAL CODE

WHEREAS, Section 31-16-202 C.R.S., permits the adoption by reference of standard codes; and

WHEREAS, the Town has previously adopted by reference the following codes: the 2018 International Building Code; the 2018 International Residential Code, the 2020 National Electric Code; the 2018 International Plumbing Code; the 2018 International Mechanical Code; the 2012 International Energy Conservation Code; the 2018 International Fuel Gas Code; the 2018 International Fire Code; the 2018 International Property Maintenance Code; the 2018 International Swimming Pool and Spa Code, and the 2018 International Existing Building Code; and

WHEREAS, periodically it is necessary for the Town to update or amend those building codes which are adopted by reference in order to remain technically current; and

WHEREAS, the Town desires to adopt by reference the 2023 National Electric Code and the 2018 International Energy Conservation Code and to make certain amendments to the existing codes as adopted by the Town; and

WHEREAS, the Town held a public hearing on June 21, 2023, with proper notice provided, to consider adoption of the 2023 National Electric Code and the 2018 International Energy Conservation Code and other building code amendments as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. Chapter 15.04, "Building Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.04 International Building Code.

15.04.010 Adoption of the International Building Code.

The International Building Code 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 35 inclusive

and Appendix Chapters H (Signs) I (Patio Covers) and N (Replicable Buildings), is hereby adopted by reference as the Firestone Building and Construction Code (FBCC) (referenced in this chapter as the IBC and thereafter referred to as "this code") as if fully set out in this codification, with, however, the amendments indicated in the following sections of this chapter.

15.04.015 IBC Section 101.1.

IBC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as Firestone Building and Construction Code (FBCC), hereinafter referred to as "this code."

15.04.020 IBC Section 101.4.3.

IBC Section 101.4.3 (Plumbing) is amended to read as follows:

The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

15.04.025 IBC Section 101.4.5.

IBC Section 101.4.5 (Fire Prevention) is amended to read as follows:

The provisions of the International Fire Code, as adopted by the Town, shall apply to matters affecting or relating to structures, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

15.04.030 IBC Section 103.1

IBC Section 103.1 (Creation of Enforcement Agency) is amended to read as follows:

The Building Division is hereby created and the official in charge thereof shall be known as the Building Official. The function of this agency shall be implementation, administration, and enforcement of the provisions of this code. Whenever the term or title "Administrative Authority," "Responsible Official," "Chief Inspector," "Code Official," or similar designation is used in this Code or other adopted codes enforced by the Building Division, such term or title shall be construed to mean the Building Official as identified by this section.

15.04.035 IBC Section 105.2.

IBC Section 105.2 (Work exempt from permit) item 2 of the Building portion of this section is deleted in its entirety and items 14 and 15 of the Building portion of this section are amended to read as follows:

14. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

15. Siding repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

15.04.040 IBC Section 105.5.

IBC Section 105.5 (Expiration) is deleted in its entirety and replaced as follows:

Every permit issued shall expire and become null and void upon the occurrence of any one of the following events:

- (a) A failure to commence work within 180 days from the date of permit issuance; or
- (b) A failure to request or arrange for a required inspection to be performed with respect to newly completed work within 180 days from the date of permit issuance; or
- (c) A period of 180 days has lapsed following a required inspection without obtaining a subsequent required inspection and approval for such work.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permits that have expired must be re-applied for by the issuance of a new building permit, together with full payment of the following fees at the time of re-application:

- (a) A reapplication fee set by duly adopted resolution of the Board of Trustees; and
- (b) For expired permits of one year or less in duration, one-half the amount of the original permit fee paid or the full valuation of all uncompleted work, whichever is greater; provided, however, that no changes have been or will be made in the original plans and specifications for such work; or
- (c) For expired permits of greater than one year in duration, the full amount required for a new permit for such work based on the current fee schedule adopted by the Town.

This fee is not refundable if the new permit expires or is withdrawn or cancelled.

15.04.045 IBC Section 105.5.1.

IBC Section 105.5 (Expiration) is amended by the addition of a new subsection 105.5.1 (Completing Work and Final Inspection) to read as follows:

Permits, not otherwise voided by suspension, abandonment or failure to commence work, shall expire two (2) years after the date of issuance, unless the permit has been extended as permitted by Section 105.5. If the building or work authorized by such permit has not received final inspection approval prior to the permit expiration date, all work shall stop until a new permit is obtained for the value of the work remaining unfinished. The building official may approve a period exceeding 24 months for completion of work when the permit holder can demonstrate that the complexity or size of the project makes completing the project within 24 months unreasonable. Any request shall be prior to expiration of the permit.

15.04.050 IBC Section 109.4.

IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system for which a permit is required by this code, without first obtaining the necessary permit, may be subject to and assessed an investigation fee and permit fee as established by duly adopted resolution of the Board of Trustees, before a permit may be issued for such work. The amount of the investigation fee shall be equal to such amount as set forth in this code. An investigation fee, in addition to the permit fee, shall be assessed and collected whether or not a permit is then or subsequently issued. The permit fee shall be twice the published permit fee as set forth in this code. The payment of such fees shall not exempt an applicant from compliance with all other provisions of either this code or other adopted laws and ordinances of the Town.

15.04.055 IBC Section 109.6.

IBC Section 109.6 (Refunds) is deleted in its entirety and replaced as follows:

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

15.04.060 IBC Section 109.7.

IBC Section 109 (Fees) is amended by the addition of a new subsection 109.7, entitled “Re-Inspection Fee,” to read as follows:

Re-inspection fee. Permit fees provide for customary inspections only. When inspections are requested for weekends, holidays, or anytime other than the regular working hours of the Building Official, an additional fee will be required as set forth, in the Firestone fee Schedule. A reinspection fee 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 approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. When inspections are requested for weekends, holidays, or anytime other than the regular Building Division inspection hours, an additional fee will be required.

15.04.065 IBC Section 110.3.9.1

IBC Section 109.3.9 (Other inspections) is amended by the addition of a new subsection 109.3.9.1, to read as follows:

Foundation Lot Certificate. A Foundation Lot Certificate ("FLC") with setback dimensions prepared and sealed by a Colorado Professional Land Surveyor shall be provided to the Firestone building department no less than three working days prior to requesting a rough inspection of any required building inspection including rough building, mechanical, plumbing, and electrical.

15.04.070 IBC Section 110.3.9.2

IBC Section 109.3.9 (Other inspections) is amended by the addition of a new subsection 109.3.9.2, to read as follows:

Improvement Location Certificate; Grading Certificate. A final Improvement Location Certificate ("ILC") and grading certificate shall be submitted to the Firestone building division no less than three working days prior to requesting a final building Inspection. Both the ILC and the final Grading Certificate shall not be older than forty-five (45) days of the requested inspection. A grading certificate shall be based on the approved grading plan recorded by the town. An ILC shall be based on the approved plat recorded by the town an ILC and Grading certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

15.04.075 IBC Section 111.3.1

IBC Section 111.3 (Temporary Occupancy) is amended by the addition of a new subsection 111.3.1, entitled "Application," to read as follows:

Application. Application for a temporary certificate of occupancy shall be on a form supplied by the Planning & Development Department and shall include payment of a nonrefundable inspection fee as set forth in Firestone fee schedule. Issuance of a temporary certificate of occupancy shall be subject to the property owner and the permit holder agreeing in writing to compliance with all stipulations set forth by the Planning and Development Department.

15.04.080 IBC Section 111.3.2

IBC Section 111.3 (Temporary Occupancy) is amended by the addition of a new subsection 111.3.2, entitled “Duration,” to read as follows:

The maximum duration for Temporary Occupancy of a Building, or a portion thereof, shall be the expiration date of the permit under which the Temporary Certificate of Occupancy was issued, at which time all requirements of the Firestone Building Construction Code, Firestone Fire Code, and other applicable codes and ordinances shall have been completed.

15.04.085 IBC Section 113.1.

IBC Section 113.1 (General) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals consisting of three members. This board shall be composed of a person appointed by the Town Manager, a person appointed by the appellant, and a person appointed by the two appointees. The building official shall be an ex officio member of and shall act as the secretary to the board but shall have no vote on any matter before the committee. The board members shall serve for the duration of the appeal. The board shall conform to the standard rules of procedure governing Town Boards and Commissions and shall render their decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. A party may appeal the board’s decision to the Board of Trustees in accordance with the procedure set forth in Section 112.4 of this code.

15.04.090 IBC Section 113.3.

IBC Section 113.3 (Qualifications) is amended to read as follows:

The board of appeals shall consist of members who are qualified by experience and training, as verified by the Building Official, to pass on matters pertaining to building construction. The board members may not be employees of either the jurisdiction or the appellant. The board members may not be personally, financially, contractually, professionally, or otherwise indebted, obligated, or bound to the appellant in any manner, nor may they be in any position where they might receive benefit, either personally or professionally, from any decision rendered.

15.04.095 IBC Section 113.4.

IBC Section 113.4 (Board of Trustees review of decisions rendered by the Board of Appeals) is enacted to read as follows:

To appeal a decision of the Board of Appeals a party must, within fifteen (15) calendar days of the board’s decision, submit a request for review to the Town Clerk. After submittal of a request for review the Building Official shall, within fifteen (15) calendar days, prepare a certified record. Within thirty (30) calendar days of submittal of a request for review the Board of Trustees shall, based only upon its review of the record, decide to uphold, overturn or modify

the decision of the Board of Appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

15.04.100 IBC Section 202.

IBC Section 202 (Definitions) is amended by addition of the following:

Sleeping Room (Bedroom). A sleeping room (bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1207.3 and contains a closet, an area that is usable 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.

15.04.110 IBC Section 310.4.1.

IBC Section 310.4.1 (Care facilities within a dwelling) is deleted in its entirety and replaced as follows:

Care facilities within a dwelling. Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the Residential Building Code as adopted by the Town.

15.04.115 IBC Section 310.6

Home occupation within a residence. Home occupations must meet all of the following requirements:

1. A home occupancy must comply with any requirement within the Firestone Municipal Code Section 16.3.3.4 and be reviewed and approved by the Planning department.
2. A home occupancy must comply with any code requirements within this code.
3. A home occupation shall use the same water, electric and gas meters as the residence.
4. No occupancy shall be permitted as defined in IBC 302.1 other than an R-3.

15.04.120 IBC Section 915.2.1.

IBC Section 915.2.1 (Dwelling units) is deleted in its entirety and replaced as follows:

Dwelling units. Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

15.04.125 IBC Section 1030.1.

IBC Section 1030.1 (General) is deleted in its entirety and replaced as follows:

General. In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. In new construction, all windows and window wells in unfinished basements shall meet the requirements of section 1030.1 through 1030.5.

Exceptions:

1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.
2. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.
3. Basements without habitable spaces and having not more than 200 square feet (18.6 m²) in floor area shall not be required to have emergency escape and rescue openings.

15.04.130 IBC Section 429

Chapter 4, “Special Detailed Requirements Based on Occupancy and Use,” of the IBC is amended by the addition of a new IBC Section 429, to be entitled “Beverage Dispensing Applications,” to read as follows:

**SECTION 429
BEVERAGE DISPENSING APPLICATIONS.**

Insulated liquid carbon dioxide systems used in beverage dispensing applications. Insulated liquid carbon dioxide systems with more than 100 pounds (45.4 kg) of carbon dioxide used in beverage dispensing applications shall comply with the International Mechanical Code, the International Fire Code, and this section

429.1 Ventilation.

Where insulated liquid carbon dioxide storage tanks, cylinders, piping, and equipment are located indoors, rooms or areas containing storage tanks, cylinders, piping and equipment, and other areas where a leak of carbon dioxide is expected to accumulate, shall be provided with mechanical ventilation in accordance with the International Mechanical Code. The exhaust system shall be designed to provide air movement across all portions of the floor or room to prevent the accumulation of vapors and maintain the room containing carbon dioxide at a negative pressure in relation to the surrounding area. Exhaust shall be taken from a point within 12 inches (305 mm) of the floor. Mechanical ventilation shall be at a rate of not less than 1 cubic foot per minute per square foot [$0.00508 \text{ m}^3/(\text{s} \times \text{m}^2)$] of floor area over the storage area and shall operate continuously unless alternative designs are approved. A manual shutoff control shall be provided outside of the room in a position adjacent to the access door to the room or in an approved location. The switch shall be a break-glass or other approved type and shall be labeled: "VENTILATION SYSTEM EMERGENCY SHUTOFF." Exception: A gas detection system complying with Section 429.2 shall be permitted in lieu of mechanical ventilation.

429.2 Gas detection system.

Where ventilation is not provided in accordance with Section 429.1, a gas detection system shall be provided in rooms or indoor areas and in below-grade outdoor locations with insulated carbon dioxide systems. Carbon dioxide sensors shall be provided within 12 inches (305 mm) of the floor in the area where the gas is expected to accumulate or other approved locations. The system shall be designed as follows:

1. Activates an audible and visible supervisory alarm at a normally attended location upon detection of a carbon dioxide concentration of 5,000 ppm (9,000 mg/m³).
2. Activates an audible and visible alarm within the room or immediate area where the system is installed upon detection of a carbon dioxide concentration of 30,000 ppm (54,000 mg/m³).

15.04.135 IBC Section 1301.1.1.

IBC Section 1301.1.1 (Criteria) is amended to read as follows:

Buildings shall be designed and constructed in accordance with the Energy Conservation Code of Town of Firestone.

15.04.140 IBC Section 1612.3.

IBC Section 1612.3 (Establishment of flood hazard areas) is amended to read as follows:

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for Town of Firestone," as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map

(FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

15.04.145 IBC Section 1704.7

Section 1704 (Special Inspections and Tests, Contractor Responsibility and Structural Observation) is amended by the addition of a new subsection 1704.7, entitled “Electrical Observations,” to read as follows:

Electrical observations. The owner shall employ the registered design professional responsible for the electrical design, or another registered design professional designated by the registered design professional responsible for the electrical design, to perform visual observation of complex electrical equipment and systems for general conformance to the approved plans and specifications, including but not limited to, placement and interconnection of equipment. Electrical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Electrical observations are in addition to the inspections required by Section 110 of the Firestone Building Construction Code and the special inspections required by Section 1705.19, and shall be provided when one of the following conditions exist:

1. Installation or alteration of that portion of health care facility electrical systems which falls within the scope of Article 517 of the National Electrical Code, including such systems installed in facilities where outpatient surgical procedures are performed.
2. Installations or alteration of electrical systems over 1000V.
3. Installation or alteration of electrical systems within locations classified as hazardous by provisions of the National Electrical Code, except for gasoline dispensing installations and systems located within storage garages, repair garages or lubritoriums.
4. When such observation is specifically required by the Building Official.

1704.7.1 Procedures.

The registered design professional responsible for electrical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring electrical observation as set forth in the inspection and observation program for each project.

The registered design professional responsible for performing electrical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the registered design professional in responsible charge and to the Building Official.

In addition to individual reports, the registered design professional in responsible charge shall file with the Building Official a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.7.2 Certificate of Compliance.

Upon completion of the portions of the work requiring electrical observation, a Certificate of Compliance shall be issued to the Building Official under the seal and signature of the registered design professional responsible for such observation. A Certificate of Occupancy will not be issued until the Building Official receives all required special inspection reports and the Certificates of Compliance.

The Certificate of Compliance for electrical observation shall read as follows: "I certify to the best of my knowledge the electrical requirements of the Firestone Building Construction Code and approved plans and specifications have been complied with insofar as the portion of the work requiring electrical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied."

15.04.150 IBC Section 1704.8

Section 1704 (Special Inspections and Tests, Contractor Responsibility and Structural Observation) is amended by the addition of a new subsection 1704.8, entitled "Mechanical Observations," to read as follows:

Mechanical observations. The owner shall employ the registered design professional responsible for the mechanical design, or another registered design professional designated by the registered design professional responsible for the mechanical design, to perform visual observation of complex mechanical equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Mechanical observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Mechanical observations are in addition to the inspections required by Section 110 of the Firestone Building

Construction Code and the special inspections required by Section 1705.20, and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by the Building Official.

1704.8.1 Procedures.

The registered design professional responsible for mechanical observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring mechanical observation as set forth in the inspection and observation program for each project.

The registered design professional responsible for performing mechanical observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the registered design professional in responsible charge and to the Building Official.

In addition to individual reports, the registered design professional in responsible charge shall file with the Building Official a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.8.2 Certificate of Compliance.

Upon completion of the portions of the work requiring mechanical observation, a Certificate of Compliance shall be issued to the Building Official under the seal and signature of the registered design professional responsible for such observation. A Certificate of Occupancy will not be issued until the Building Official receives all required special inspection reports and the Certificates of Compliance.

The Certificate of Compliance for mechanical observation shall read as follows:

“I certify to the best of my knowledge the mechanical requirements of the Firestone Building Construction Code and approved plans and specifications have been complied with insofar as the portion of the work requiring mechanical observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied.”

15.04.155 IBC Section 1704.9

Section 1704 (Special Inspections and Tests, Contractor Responsibility and Structural Observation) is amended by the addition of a new subsection 1704.8, entitled “Plumbing Observations,” to read as follows:

Plumbing observations. The owner shall employ the registered design professional responsible for the plumbing design, or another registered design professional designated by the registered

design professional responsible for the plumbing design, to perform visual observation of complex plumbing equipment and systems for general conformance to the approved plans and specifications, including, but not limited to, placement and interconnection of equipment. Plumbing observation shall be performed at significant stages of the construction and when the installation is complete and ready to be inspected. Plumbing observations are in addition to the inspections required by Section 110 of the Firestone Building Construction Code and the special inspections required by Section 1705.21 and shall be provided when one of the following conditions exist:

1. When such observation is specifically required by the Building Official.

1704.9.1 Procedures.

The registered design professional responsible for plumbing observation shall personally visit the site prior to completion of the Certificate of Compliance and periodically during the course of construction requiring plumbing observation as set forth in the inspection and observation program for each project.

The registered design professional responsible for performing plumbing observation shall complete a signed written report after each site visit. A copy of each report shall be kept on the job site for review by an inspector at all times until the inspector has issued final approval. Any and all deviations from the approved plans or specifications shall be immediately reported to the contractor for correction and then, if uncorrected, shall be reported to the registered design professional in responsible charge and to the Building Official.

In addition to individual reports, the registered design professional in responsible charge shall file with the Building Official a written monthly progress report indicating the dates of each site visit, the special inspections or observations performed, any deviations noted from approved plans and specifications and any resulting instructions or change orders issued to the contractor.

1704.9.2 Certificate of Compliance.

Upon completion of the portions of the work requiring plumbing observation, a Certificate of Compliance shall be issued to the Building Official under the seal and signature of the registered design professional responsible for such observation. A Certificate of Occupancy will not be issued until the Building Official receives all required special inspection reports and the Certificates of Compliance.

The Certificate of Compliance for plumbing observation shall read as follows:

“I certify to the best of my knowledge the plumbing requirements of the Firestone Building Construction Code and approved plans and specifications have been complied with insofar as the portion of the work requiring plumbing observation is concerned, except for those deviations that have been previously reported. A guarantee that the contractor has constructed the building in full accord with the plans and specifications is neither intended nor implied.”

15.04.160 IBC Section 1705.19

IBC Section 1705 (Required Special Inspections and Tests) is amended by the addition of a new subsection 1705.19, entitled “Electrical special inspections,” to read as follows:

The types of equipment or installations noted below shall be tested or inspected by a special inspector.

1. Ground-fault protection performance tests for equipment provided with ground-fault protection.
2. Switchboards, panelboards, motor control centers and other equipment rated at 1,000 amperes or more, or over 1000 volts.
3. Transformers rated 100 KVA or more, single phase; or 300 kVA or more, three phase.
4. Conductors that supply equipment rated at 1,000 amperes or more, or over 1000 volts.
5. Emergency and standby power systems, including switchboards, panelboards, distribution boards, transfer equipment, power source, conductors, fire pumps and exhaust and ventilation fans.
6. Selective Coordination - This includes verification of the installation in accordance with the required selective coordination study.
7. Special cases – Work which, in the opinion of the Building Official, involves unusual hazards or conditions. Exception: The Building Official may waive the requirement for special inspection if the construction is of a minor nature.

15.04.165 IBC Section 1705.20

IBC Section 1705 (Required Special Inspections and Tests) is amended by the addition of a new subsection 1705.20, entitled “Mechanical special inspections,” to read as follows:

The types of equipment or installations noted below shall be tested or inspected by a special inspector in accordance with regulations established by the Building Official:

1. Duct smoke detectors for air distribution systems as required by International Mechanical Code section 606.5.
2. Fire, fire / smoke, radiation and smoke damper operation for dampers required by International Mechanical Code section 607.2.
3. Installation of grease duct enclosure alternative systems allowed under the exceptions to the International Mechanical Code section 506.3.11.
4. Special cases—Work which, in the opinion of the Building Official, involves unusual hazards or conditions.
5. Test and Balance report for air balance of ventilation systems installed in ambulatory care and I-2 occupancies designed and installed in accordance with ASHRAE 170 as required by International Mechanical Code section 407.1.

Exception: The Building Official may waive the requirement for special inspection if the construction is of a minor nature.

15.04.170 IBC Section 1705.21

IBC Section 1705 (Required Special Inspections and Tests) is amended by the addition of a new subsection 1705.21, entitled “Plumbing special inspections,” to read as follows:

The types of equipment or installations noted below shall be tested or inspected by a special inspector:

1. Medical Gas and Vacuum Systems as required by International Plumbing Code section 1202.
2. Special cases - Work which, in the opinion of the Building Official, involves unusual hazards or conditions. Exception: The Building Official may waive the requirement for special inspection if the construction is of a minor nature.

15.04.175 IBC Section 2701.1

IBC Section 2701.1 (Scope) is deleted in its entirety and replaced as follows:

The provisions of this chapter and NFPA 70 shall govern the design, construction, erection and installation of the electrical components, appliances, equipment and systems used in buildings and structures covered by this code. The International Fire Code, the International Property Maintenance Code and NFPA 70 shall govern the use and maintenance of electrical components, appliances, equipment and systems. The International Existing Building Code and NFPA 70 shall govern the alteration, repair, relocation, replacement and addition of electrical components, appliances, or equipment and systems. Codes referenced shall refer to the adopted editions with Town of Firestone amendments. Emergency power systems (NFPA 70) section 700 shall be as defined in the National Electrical Code (NFPA 70) Article 100 Definitions. Standby power systems (NFPA 70) section 701 shall be as defined in the National Electrical Code (NFPA 70) Article 100 Definitions.

15.04.180 IBC Section 2701.2

Section 2701 (General) is amended by the addition of a new subsection 2701.2, entitled “Electrical equipment,” to read as follows:

Oil-Insulated Transformers Installed Outdoors. Combustible material, combustible buildings, and parts of buildings, fire escapes, and door and window openings shall be safeguarded from fires originating in oil-insulated transformers installed on roofs, attached to or adjacent to a building or combustible material.

In cases where the transformer installation presents a fire hazard, one or more of the following safeguards shall be applied according to the degree of hazard involved:

1. Use Firestone Transformer, Outdoor Oil Insulated Guideline or any Nationally Recognized Standard approved by OSHA and acceptable to the AHJ. A commonly used standard of this type is the FM Global Property Loss Prevention Data Sheet 5-4 for transformers.
2. Space separations.
3. Fire-resistant barriers.
4. Automatic fire suppression systems.
5. Enclosures that confine the oil of a ruptured transformer tank.

Oil enclosures shall be permitted to consist of fire-resistant dikes, curbed areas or basins, or trenches filled with coarse, crushed stone. Oil enclosures shall be provided with trapped drains where the exposure and the quantity of oil involved are such that removal of oil is important.

Section 2. Chapter 15.06, "International Residential Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.06 International Residential Code

15.06.010 Adoption of the International Residential Code.

The International Residential Code for One and Two-Family Dwellings, 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 10, and 12 through 43 inclusive and Appendix Chapters F (Radon Control Methods) H (Patio Covers) and is hereby adopted by reference as the Firestone Residential Building Code (FRBC) (referenced in this chapter as the IRC and thereafter referred to as "this code") as if fully set out in this codification, with, however, the amendments indicated in the following sections of this chapter.

15.06.015 IRC Section R101.1.

IRC Section R101.1 (Title) is amended to read as follows:

These provisions shall be known as the Firestone Residential Building Code (FRBC) and shall be cited as such and will be referred to herein as "this code."

15.06.020 IRC Section R102.7.

IRC Section R102.7 (Existing structures) is amended to read as follows:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, as adopted by the Town, or the International Existing Building Code, as adopted by the

Town, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

15.06.025 IRC Section R105.2.

IRC Section R105.2 (Work exempt from Permit), item 2 of the Building portion of this section is deleted in its entirety.

15.06.030 IRC Section R105.2.

IRC Section R105.2 (Work exempt from Permit), is amended by the addition of new items 11 and 12 of the Building portion of this section, each to read as follows:

11. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

12. Siding repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

15.06.035 IRC Section R105.5.

IRC Section R105.5 (Expiration) is deleted in its entirety and replaced as follows:

Every permit issued shall expire and become null and void upon the occurrence of any one of the following events:

- (a) A failure to commence work within 180 days from the date of permit issuance; or
- (b) A failure to request or arrange for a required inspection to be performed with respect to newly completed work within 180 days from the date of permit issuance; or
- (c) A period of 180 days has lapsed following a required inspection without obtaining a subsequent required inspection.

The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Permits that have expired must be re-applied for by the issuance of a new building permit, together with full payment of the following fees at the time of re-application:

- (a) A reapplication fee set by duly adopted resolution of the Board of Trustees; and
- (b) For expired permits of one year or less in duration, one-half the amount of the original permit fee paid or the full valuation of all uncompleted work, whichever is greater; provided,

however, that no changes have been or will be made in the original plans and specifications for such work; or

(c) For expired permits of greater than one year in duration, the full amount required for a new permit for such work based on the current fee schedule adopted by the Town.

This fee is not refundable if the new permit expires or is withdrawn or cancelled.

15.06.040 IRC Section R105.5.1.

IRC Section R105.5 (Expiration) is amended by the addition of a new subsection 105.5.1 (Completing Work and Final Inspection) to read as follows:

Permits, not otherwise voided by suspension, abandonment or failure to commence work, shall expire two (2) years after the date of issuance, unless the permit has been extended as permitted by Section 105.5. If the building or work authorized by such permit has not received final inspection approval prior to the permit expiration date, all work shall stop until a new permit is obtained for the value of the work remaining unfinished. The Building Official may approve a period exceeding 24 months for completion of work when the permit holder can demonstrate that the complexity or size of the project makes completing the project within 24 months unreasonable. Any request shall be prior to expiration of the permit.

15.06.045 IRC Section R108.6.

IRC Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system for which a permit is required by this code, without first obtaining the necessary permit, may be subject to an investigation fee as established by duly adopted resolution of the Board of Trustees, before a permit may be issued for such work. The amount of the investigation fee may be equal to the permit fee that would be assessed for the specific type of construction activity. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or other adopted laws and ordinances of the Town.

15.06.050 IRC Section R108.5.

IRC Section R108.5 (Refunds) is deleted in its entirety and replaced as follows:

The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or

cancelled before any plan reviewing is done. The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

15.06.055 IRC Section R109.1.5.2.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection R109.1.5.2, to read as follows:

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

Mid-Roof Inspection. A mid-roof inspection is required for all shingle re-roof and new roof inspections including the installation of the required ice barrier.

15.06.060 IRC Section R109.1.5.3.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection R109.1.5.3, to read as follows:

Foundation Lot Certificate. A Foundation Lot Certificate ("FLC") with setback dimensions prepared and sealed by a Colorado Professional Land Surveyor shall be provided to the Firestone building department no less than three working days prior to requesting a rough inspection of any required building inspection including rough building, mechanical, plumbing, and electrical. The FLC shall not be older than forty-five (45) days of the requested inspection. The FLC shall be based on the approved plat recorded by the town an FLC certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

15.06.065 IRC Section R109.1.5.4.

IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection R109.1.5.4, to read as follows:

Improvement Location Certificate; Grading Certificate. Improvement Location Certificate; Grading Certificate. A final Improvement Location Certificate ("ILC") and grading certificate shall be submitted to the Firestone building department no less than three working days prior to requesting a final building Inspection. Both the ILC and the final Grading Certificate shall not be older than forty-five (45) days of the requested inspection. A grading certificate shall be based on the approved grading plan recorded by the town. An ILC shall be based on the approved plat recorded by the town. An ILC and Grading certificate shall be prepared by a Colorado licensed Engineer or Surveyor and sealed.

15.06.070 IRC Section R112.1.

IRC Section R112.1 (General) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals consisting of three members. This board shall be composed of a person appointed by the Town Manager, a person appointed by the appellant, and a person appointed by the two appointees. The Building Official shall be an ex officio member of and shall act as the secretary to the board but shall have no vote on any matter before the committee. The board members shall serve for the duration of the appeal. The board shall conform to the standard rules of procedure governing Town Boards and Commissions and shall render their decisions and findings in writing to the appellant, with a duplicate copy to the Building Official. A party may appeal the board's decision to the Board of Trustees in accordance with the procedure set forth in Section 112.4 of this code.

15.06.075 IRC Section R112.3.

IRC Section R112.3 (Qualifications) is amended to read as follows:

The board of appeals shall consist of members who are qualified by experience and training, as verified by the Building Official, to pass on matters pertaining to building construction. The board members may not be employees of either the jurisdiction or the appellant. The board members may not be personally, financially, contractually, professionally, or otherwise indebted, obligated, or bound to the appellant in any manner, nor may they be in any position where they might receive benefit, either personally or professionally, from any decision rendered.

15.06.080 IRC Section R112.4.

IRC Section 112.4 (Board of Trustees review of decisions rendered by the Board of Appeals) is enacted to read as follows:

To appeal a decision of the Board of Appeals a party must, within fifteen (15) calendar days of the board's decision, submit a request for review to the Town Clerk. After submittal of a request for review the Building Official shall, within fifteen (15) calendar days, prepare a certified record. Within thirty (30) calendar days of submittal of a request for review the Board of Trustees shall, based only upon its review of the record, decide to uphold, overturn or modify the decision of the Board of Appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

15.06.085 IRC Section R202.

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

Sleeping Room (Bedroom). A sleeping room (bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1207.3 and contains a closet, an area that is usable 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.

15.06.090 IRC Table R301.2 (1).

IRC Table R301.2 (1) as amended is adopted to read as follows:

Table R301.2 (1) Climatic and Geographic Design Criteria

Ground Snow Load (psf)	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp _e	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Basic Wind Speed (V)	Topographic Effects		Weathering	Frost Line Depth (inches)	Termite					
30	115	NO	B	Severe	30	Slight to moderate	1°F	YES	2014	1000	45° F

<u>Manual J Design Criteria</u>	
Elevation	4,970 feet
Latitude	40.11° N
Winter heating	1° F
Summer cooling	92°F
Altitude correction factor	0.84
Indoor design temperature	70° F min. 72° F max.
Design temperature cooling	75° F
Heating temperature difference	69° F - 71° F
Cooling temperature difference	17° F
Wind velocity heating	15 mph
Wind velocity cooling	7.5 mph
Coincident wet bulb	60° F
Daily range	High
Winter humidity	30 percent
Summer humidity	50 percent

15.06.095 IRC Section R302.6

IRC Sections R302.6 (Dwelling-garage fire separation) is deleted in its entirety and replaced as follows:

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

15.06.100 IRC Table R302.6.

IRC Table R302.6 as amended is adopted to read as follows:

**TABLE R302.6
DWELLING-GARAGE**

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8 -inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 5/8-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

15.06.105 IRC Section R310.1.

IRC Sections R310.1 (Emergency escape and rescue opening required) is deleted in its entirety and replaced as follows:

Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way. In new construction, windows and window wells in unfinished basements shall meet all the requirements of section R310. 1.1 through R310.2.4.

Exceptions:

1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m2).

15.06.110 IRC Section R310.2.3.1.

IRC Section R310.2.3.1 (Ladder and steps) is amended to read as follows:

Window wells with a vertical depth greater than 44 inches (1,118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3

inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well. All window wells shall be provided with a ladder in an unfinished basement.

15.06.115 IRC Section R313.2.

IRC Section R312.2 (One- and two-family dwellings automatic fire sprinkler systems) is deleted in its entirety and replaced as follows:

An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system

R313.2.1 Design and installation.

Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

15.06.120 IRC Section R314.2

IRC Section R314.2 (Where required) is deleted in its entirety and replaced as follows:

R314.2 General. Heat Detectors/alarms shall comply with NFPA 72 and Section R314.

15.06.125 IRC Section R314.2.3

IRC Section R314 (Smoke Alarms) is amended by the addition of a new subsection R314.2.3, to read as follows:

R314.2.3 Where required. Heat Detectors /alarms shall be provided in accordance with this section. When an attached garage has an Electric Vehicle Power Transfer / System car charger installed in compliance with NFPA 70 Article 625 Electric Vehicle Power Transfer System a heat detector shall be wired to the home's smoke detector system.

15.06.125 IRC Section R315.3.

IRC Section R315.3 (Location) is deleted in its entirety and replaced as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

15.06.130 IRC Section R324.4.4

IRC Section R324.4 (Rooftop-mounted photovoltaic systems) is amended by the addition of a new subsection R324.4.4, to read as follows:

All roof mounted PV systems shall have an array edge screen or critter guard to prevent birds or animals from accessing, making nests, or damaging conductors or cables below the PV array.

15.06.135 IRC Section R327

IRC Section R327 (Stationary Storage Battery Systems) is deleted in its entirety and replaced as follows:

SECTION R 327 ENERGY STORAGE SYSTEMS

R327.1 General. Energy Storage Systems (ESS) shall comply with the provisions of this section.

Exceptions:

1. ESS listed and labeled in accordance with UL 9540 and marked “For use in residential dwelling units” where installed in accordance with the manufacturer’s instructions and NFPA 70.
2. ESS less than 1 kWh (3.6 megajoules).

R327.2 Equipment listings.

Energy Storage Systems (ESS) shall be listed and labeled in accordance with UL 9540.

R327.3 Installation.

ESS shall be installed in accordance with the manufacturer’s instructions and their listing.

R327.3.1 Spacing.

Individual units shall be separated from each other by not less than 3 feet (914 mm) except where smaller separation distances are documented to be adequate based on large-scale fire testing complying with Section 1207.1.5 of the International Fire Code.

R327.4 Locations.

ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6. on exterior garage walls only

3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit.

ESS shall not be installed in sleeping rooms, or closets or spaces opening directly into sleeping rooms.

R327.5 Energy Ratings.

Individual ESS units shall have a maximum rating of 20 kWh. The aggregate rating of the ESS shall not exceed:

1. 40 kWh within utility closets, basements and storage or utility spaces.
2. 80 kWh in attached or detached garages and detached accessory structures.
3. 80 kWh on exterior walls.
4. 80 kWh outdoors on the ground.

ESS installations exceeding the permitted individual or aggregate ratings shall be installed in accordance with Section 1207 of the International Fire Code.

R327.6 Electrical Installation.

ESS shall be installed in accordance with NFPA 70. Inverters shall be listed and labeled in accordance with UL 1741 or provided as part of the UL 9540 listing. Systems connected to the utility grid shall use inverters listed for utility interaction.

R327.7 Fire Detection.

Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.

R327.8 Protection from impact.

ESS installed in a location subject to vehicle damage shall be protected by approved barriers.

R327.9 Ventilation.

Indoor installations of ESS that produce hydrogen or other flammable gases during charging shall be provided with mechanical ventilation in accordance with Section M1307.4.

R327.10 Electric Vehicle Use.

The temporary use of an owner or occupant's electric-powered vehicle to power a dwelling unit while parked in an attached or detached garage or outdoors shall comply with the vehicle manufacturer's instructions and NFPA 70.

R327.11 Documentation and Labeling.

The following information shall be provided:

1. A copy of the manufacturer's installation, operation, maintenance and decommissioning instructions shall be provided to the owner or placed in a conspicuous location near the ESS equipment.
2. A label on the installed system containing the contact information for the qualified maintenance and service providers.

15.06.140 IRC Section R328

Chapter 3, "Building Planning," of the IRC is amended by the addition of a new Section R328, entitled "Home occupation," to read as follows:

Home occupation within a residence. Home occupations must meet all of the following requirements:

1. A home occupancy must comply with any requirement within the Firestone Municipal Code Section 16.3.3.4 and be reviewed and approved by the Planning department.
2. A home occupancy must comply with any code requirements within this code.
3. A home occupation shall use the same water, electric and gas meters as the residence.
4. No occupancy shall be permitted as defined in IBC 302.1 other than an R-3.

15.06.145 IRC Section R401.2.

IRC Section R401.2 (Requirements) is amended to read as follows:

Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Foundations for new dwellings or additions to existing dwellings 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. Soil conditions for additions to existing dwellings shall be permitted to verified by a Colorado registered design professional via an open hole observation prior to placing footing forms; the engineer must provide a sealed, signed, and dated observation report to the Building Department prior to rough inspections, confirming that the soil conditions match the requirements of the engineered foundation design. If the engineer's observation report is not provided, the permit may be subject

to revocation by the Building Official. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

15.06.150 IRC Section R405.1.

IRC Section R405.1 (Concrete or masonry foundations) is amended by the addition of the following provision, to read as follows:

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

15.06.155 IRC Section R507

IRC Section R507 (Exterior Decks) is deleted in its entirety and replaced with IRC Section R507 of the International Residential Code for One and Two-Family Dwellings, 2021 Edition.

15.06.160 IRC Section R905.2.8.3.

IRC Section R905.2.8.3 (Sidewall flashing) is amended to read as follows:

Base flashing against a vertical sidewall shall be step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.

15.06.165 IRC Section G2415.12.

IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following provision, to read as follows:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

15.06.170 IRC Section G2415.12.1.

IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

15.06.175 IRC Section G2417.4.1.

IRC Section G2417.4.1 (Test pressure) is amended to read as follows:

The test pressure to be used shall be not less than 1 and 1/2 times the proposed maximum working pressure, but not less than 10psig (20 kPa gauge), 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.

15.06.180 IRC Section G2417.4.2.

IRC Section G2417.4.2 (Test duration) is amended to read as follows:

The test duration shall be not less than 15 minutes.

15.06.185 IRC Section G2422.1.2.5

IRC Section G2422.1.2.5 (Movable appliances) is amended to read as follows:

409.5.2 Outdoors gas appliance shutoff valve. The shutoff valve shall be within 6 feet (1829 mm) of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided with access. Shutoff valves serving movable appliances, such as cooking appliances, shall be considered to be provided with access where installed behind such appliances. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions

15.06.190 IRC Section G2427.2.1.1

IRC Section G2427.2.1 (Direct-vent appliances) is amended to read as follows:

Cellular core piping is prohibited for all direct vent appliance exhaust system.

15.06.195 IRC Section P2503.5.1

IRC Section P2503.5.1 (Rough plumbing) is amended to read as follows:

DWV systems shall be tested on completion of the rough piping installation by water or, by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 5 feet (1524 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This

pressure shall be held without introduction of additional air for a period of 15 minutes.

15.06.200 IRC Section P2603.5.1.

IRC Section P2603.5.1 (Sewer depth) is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be not less than 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than 12 inches (305 mm) below grade.

15.06.205 IRC Section P2913.

IRC Section P2913 (Reclaimed water systems) is deleted in its entirety.

15.06.210 IRC Section P3103.1.1.

IRC Section P3103.1.1 (Roof extension) is amended to read as follows:

Open vent pipes that extend through a roof that do not meet the conditions of Section P3103.1.2 or P3103.1.3 shall terminate not less than 12 inches (300mm) above the roof or 12 inches (300mm) above the anticipated snow accumulation, whichever is greater.

Section 3. Chapter 15.08, “National Electric Code” of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.08 National Electric Code.

15.08.010 Adoption of the National Electrical Code.

The National Electrical Code (also known as NFPA 70) 2023 Edition, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, MA 02169, (referenced in this chapter as the NEC), is hereby adopted by reference as the Firestone Electrical Code (FEC) (hereinafter referred to as “this code”), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.08.015 NEC Section 450.27

NEC Section 450.27 (Oil-Insulated Transformers Installed Outdoors) is amended to read as follows:

Combustible material, combustible buildings, and parts of buildings, fire escapes, and door and window openings shall be safeguarded from fires originating in oil-insulated transformers installed on roofs, attached to or adjacent to a building or combustible material.

In cases where the transformer installation presents a fire hazard, one or more of the following safeguards shall be applied according to the degree of hazard involved:

1. Use Firestone Transformer, Outdoor Oil Insulated Guideline or any Nationally Recognized Standard approved by OSHA and acceptable to the AHJ. A commonly used standard of this type is the FM Global Property Loss Prevention Data Sheet 5-4 for transformers.
2. Space separations.
3. Fire-resistant barriers.
4. Automatic fire suppression systems.
5. Enclosures that confine the oil of a ruptured transformer tank.

Oil enclosures shall be permitted to consist of fire-resistant dikes, curbed areas or basins, or trenches filled with coarse, crushed stone. Oil enclosures shall be provided with trapped drains where the exposure and the quantity of oil involved are such that removal of oil is important

Section 4. Chapter 15.10, "International Existing Building Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.10 International Existing Building Code.

15.10.010 Adoption of the International Existing Building Code.

The International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive (referenced in this chapter as the IEBC and thereafter referred to as "this code"), is hereby adopted by reference as the Firestone Existing Building Code (FEBC), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.10.015 IEBC Section 101.1.

IFGC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Existing Building Code, hereinafter referred to as "this code."

15.10.020 IEBC Section 1401.2.

IEBC Section 1401.2 (Conformance) is deleted in its entirety and replaced as follows:

Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.

Section 5. Chapter 15.12, “International Fuel Gas Code,” of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.12 International Fuel Gas Code.

15.12.010 Adoption of the International Fuel Gas Code.

The International Fuel Gas Code, 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 (referenced in this chapter as the IFGC and thereafter referred to as “this code”), Chapters 1 through 8 inclusive is hereby adopted by reference as the Firestone Fuel Gas Code (FFGC), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.12.015 IFGC Section 101.1.

IFGC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Fuel Gas Code, hereinafter referred to as “this code.”

15.12.020 IFGC Section 404.12.

IFGC Section 404.12 (Minimum burial depth) is amended to read as follows:

Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade. All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

15.12.025 IFGC Section 404.12.1.

IFGC Section 404.12.1 (Individual outside appliances) is deleted in its entirety.

15.12.030 IFGC Section 406.4.1.

IFGC Section 406.4.1 (Test pressure) is amended to read as follows:

The test pressure to be used shall be not less than 1 1/2 times the proposed maximum working pressure, but not less than 10 psig (20 kPa gauge), 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.

15.12.035 IFGC Section 406.4.2.

IFGC Section 406.4.2 (Test duration) is amended to read as follows:

Test duration shall be not less than 1/2 hour for each 500 cubic feet (14m³) of pipe volume or fraction thereof. When testing a system having a volume less than 10 cubic feet (0.28m³) or a system in a single- family dwelling, the test duration shall be not less than 15 minutes. The duration of the test shall not be required to exceed 24 hours.

Section 6. Title 15 of the Firestone Municipal Code is hereby amended by the addition of a new chapter 15.14, to read as follows:

Chapter 15.14 International Mechanical Code.

15.14.010 Adoption of the International Mechanical Code.

The International Mechanical Code 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive is hereby adopted by reference as the Firestone Mechanical Code (FMC) (referenced in this chapter as the IMC and thereafter referred to as “this code”), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.14.015 IMC Section 101.1.

IMC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Mechanical Code, hereinafter referred to as “this code.”

Section 7. Chapter 15.16, “International Plumbing Code,” of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.16 International Plumbing Code.

15.16.010 Adoption of the International Plumbing Code.

The International Plumbing Code 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive is hereby adopted by reference as the Firestone Plumbing Code (FPC) (referenced in this chapter as the IPC and thereafter referred to as “this code”), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.16.015 IPC Section 101.1.

IPC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Plumbing Code, hereinafter referred to as “this code.”

15.16.020 IPC Sections 103, 104, 105, 106, 107, 108 and 109.

IPC Sections 103 (Department of Plumbing Inspection), 104 (Duties and powers of the code official), 105 (Approval), and 106 (Permits), 107 (Inspections and Testing), 108 (Violations), and 109 (Means of Appeals) are deleted in their entirety.

15.16.025 IPC Section 103.

IPC Section 103 (Administrative provisions) is enacted to read as follows:

Sections 103 through Section 116, inclusive, of the Building Code, as adopted and amended by the Town, shall serve to provide the administrative, organizational and enforcement rules and regulations for this code.

15.16.030 IPC Section 305.4.1.

IPC Section 305.4.1 (Sewer depth) is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be installed not less than 12 inches (304.8 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than 12 inches (304.8 mm) below grade.

15.16.035 IPC Section 312.3.

IPC Section 312.3 (Drainage and vent air test) is amended to read as follows:

An air test shall be made by forcing air into the system until there is a uniform gauge pressure of 5 psi (34.5 kPa) or sufficient to balance a 10-inch (254 mm) column of mercury. This pressure shall be held for a test period of not less than 15 minutes. Any adjustments to the test pressure required because of changes in ambient temperatures or the seating of gaskets shall be made prior to the beginning of the test period.

15.16.040 IPC Section 903.1.

IPC Section 903.1 (Roof extension) is amended to read as follows:

Open vent pipes that extend through a roof shall be terminated not less than 12 inches (152.4 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

15.16.045 IPC Section 1304.

IPC Section 1304 (Reclaimed water systems) is deleted in its entirety.

Section 8. Title 15 of the Firestone Municipal Code is hereby amended by addition of a new chapter 15.18, to read as follows:

Chapter 15.18 International Property Maintenance Code

15.18.010 Adoption of the International Property Maintenance Code.

The International Property Maintenance Code 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Firestone Property Maintenance Code (FPMC) (referenced in this chapter as the IPMC and thereafter referred to as “this code”) as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

15.18.015 IPMC Section 101.1.

IPMC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Property Maintenance Code, hereinafter referred to as “this code.”

15.18.020 IPMC Section 102.3.

IPMC Section 102.3 (Application of other codes) is amended to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and National Electric Code.

15.18.025 IPMC Section 103.5.

IPMC Section 103.5 (Fees) is deleted in its entirety.

15.18.030 IPMC Section 111.

IPMC Section 111 (Means of Appeal) is deleted in its entirety and replaced as follows:

Section 113 and Appendix Chapter K of the Building Code, as adopted and amended by the Town, shall serve to provide the administrative appeal procedural rules and regulations for this code.

Section 9. Title 15 of the Firestone Municipal Code is hereby amended by addition of a new chapter 15.20, to read as follows:

Chapter 15.20 International Swimming Pool and Spa Code.

15.20.010 Adoption of the International Swimming Pool and Spa Code.

The International Swimming Pool and Space Code 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Firestone Swimming Pool and Spa Code (FSPSC) (referenced in this chapter as the ISPSC and thereafter referred to as “this code”) as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

15.20.015 ISPSC Section 101.1.

ISPSC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Swimming Pool and Spa Code, hereinafter referred to as “this code.”

Section 10. Chapter 15.32, “Fire Code,” of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.32 International Fire Code.

15.32.010 Adoption of the International Fire Code.

The International Fire Code, 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, (the “International Fire Code”), Chapters 1-80 inclusive and Appendix Chapters A-N (referenced in this chapter as “IFC” and thereafter referred to as “this code”), is hereby adopted by reference as the Fire Code of and for the Town of Firestone (“Town”), as if fully set out in this ordinance, except for such portions as are hereinafter deleted or amended in the following sections of this chapter.

15.32.015 IFC Section 109.1.

IFC Section 109.1 (Board of appeals established) is deleted in its entirety and replaced as follows:

In order to hear and decide appeals of orders, decisions or determinations made by the fire code official in the application and interpretation of this code, there is hereby created a board of appeals. The three-member board of appeals shall be comprised of the Chief Building Official, the Fire Chief, and an independent fire safety engineer, architect, industrial hygienist or other qualified individual with expertise in interpreting and applying this code with respect to the specific issues being appealed, and who is mutually agreed upon by the Chief Building Official and the Fire Chief. The board of appeals may adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a copy to the fire code official.

15.32.020 IFC Section 109.3.

IFC Section 109.3 (Qualifications) is deleted in its entirety.

15.32.025 IFC Section 109.4.

IFC Section 109.4 (Board of Trustees review of decisions rendered by the board of appeals) is hereby created and enacted to read as follows:

To appeal a decision of the board of appeals, a party must, within fifteen (15) calendar days of the board's decision, submit a request for review to the town clerk. After submittal of a request for review, the fire code official shall, within 15 days, prepare a certified record. Within thirty (30) calendar days of submittal of a request for review, city council shall, based only upon its review of the record, decide to uphold, overturn or modify the decision of the board of appeals. The Board of Trustees shall provide the parties a copy of its decision within seven calendar days of making same.

15.32.025 IFC Section 202.

IFC Section 202 (General definitions) is amended by changing the following general definitions:

(a) Educational Group E is amended to read as follows:

[BG] Educational Group E. Educational Group E occupancy includes, among others, the use of a building or structure, or a portion thereof, by seven or more persons at any one time for educational purposes through the 12th grade.

[BG] Group E, day care facilities. This group includes buildings and structures or portions thereof occupied by more than six children who receive educational, supervision or personal care services for less than 24 hours per day.

[BG] Six or fewer children. A facility having six or fewer children receiving such care shall be classified as part of the primary occupancy.

[BG] Six or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having six or fewer children receiving such care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

15.32.030 IFC Section 904.1.

IFC Section 904.1 (General) is amended to read as follows:

Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be designed, installed, inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards. Alarms shall be required to indicate the operation of alternative automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. All alternative automatic fire-

extinguishing systems shall be monitored by a building fire alarm system in accordance with NFPA 72.

15.32.035 IFC Section 904.3.4.

IFC Section 904.3.4 (Alarms and warning signs) is amended to read as follows:

Alarms shall be required to indicate the operation of automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.5.2.

15.32.040 IFC Section 904.3.5.

IFC Section 904.3.5 (Monitoring) is amended to read as follows:

An automatic fire-extinguishing system shall be monitored by a building fire alarm system in accordance with NFPA 72.

15.32.045 IFC Section 907.2.7.1.

IFC Section 907.2.7.1 (Occupation notification) is deleted in its entirety.

15.32.050 Appendix A (Board of Appeals) of the IFC.

Appendix A of the IFC (Board of Appeals) is deleted in its entirety and replaced as follows:

Appendix A – Board of Appeals

Section A101 – General.

A101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for modification of the requirements of the International Fire Code pursuant to the provisions of Section 108. The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants, the fire code official, and other interested parties pertaining to the application and intent of this code for the purpose of issuing orders pursuant to these provisions.

A101.2 Membership. The three-member board shall consist of the Chief Building Official, the Fire Chief, and an independent fire safety engineer, architect, industrial hygienist or other qualified individual with expertise in interpreting and applying this code with respect to the issues being

appealed. The Fire Chief and the Chief Building Official shall mutually agree upon the individual to serve as the third board member.

A101.3 Quorum. All three members of the board are required for a quorum. In varying the application of any provisions of this code or in modifying an order of the fire code official, an affirmative vote of at least two of the three board members is required.

A101.4 Secretary of the Board. The Fire District's Administrative Assistant shall serve as the secretary of the board and shall keep a detailed record of all its proceedings, which shall set forth the reasons for its decisions, and the vote of each member.

A101.5 Meetings. The board shall meet within ten (10) days after notice of appeal has been received, or as soon thereafter as practicable.

A101.6 Procedures. The board shall establish rules and regulations for its own procedures not inconsistent with the provisions of the Firestone Municipal Code and laws of the State of Colorado.

A101.7 Decisions. Every decision shall be promptly filed in writing in the office of the fire code official, the town administrator, and town clerk and shall be open to public inspection. A copy of such decision shall be kept publicly posted in the office of the fire code official for twenty-one days (21) days after filing. A certified copy of the final board decision shall be sent by mail or otherwise to the appellant by the fire code official.

A101.8 Board of Trustees Review. The town board of trustees, at its discretion and by motion, may call up any decision of the board within twenty-one (21) days after the date of issuance of the board's written decision. In the event of such call up, the following shall apply:

A101.8.1 The board of trustees shall consider the board's decision at a public hearing held subsequent to the meeting at which the decision was called up, and notice of such public hearing shall be provided to the appellant at least five (5) days in advance of the public hearing.

A101.8.2 The board of trustees call up review shall be *de novo*; in addition to the information submitted at its public hearing, the board of trustees may receive and consider the board's minutes, any staff reports, and reviews and recommendations provided by town staff or fire district staff, and such other information as the board of trustees determines relevant to review of the decision subject to its call up.

A101.8.3. The board of trustees may uphold, reverse or modify the decision of the board subject to its call up. The board of trustees' decision shall be promptly filed in writing in the office of the fire code official and the town clerk and shall be open to public inspection. A copy of such board of trustee's decision shall be kept publicly posted in the office of the fire code official for twenty-one days (21) days after filing. A certified copy of the final board of trustees' decision shall be sent by mail or otherwise to the appellant by the town clerk.

A101.8.4 Failure of the board of trustees to call up a decision of the board prior to the expiration of twenty-one (21) days after the date of issuance of the board's written decision shall render the board's decision final for purposes of judicial review

Section 11. Chapter 15.36, "International Energy Conservation Code," of the Firestone Municipal Code is hereby repealed in its entirety and re-enacted to read as follows:

Chapter 15.36 International Energy Conservation Code.

15.36.010 Adoption of the International Energy Conservation Code.

The International Energy Conservation Code 2018 Edition, as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through X inclusive is hereby adopted by reference as the Firestone Energy Conservation Code (FECC) (referenced in this chapter as the IECC and thereafter referred to as "this code"), as if fully set out in this codification with, however, the amendments indicated in the following sections of this chapter.

15.36.015 IECC Section 101.1.

IECC Section 101.1 (Title) is amended to read as follows:

These regulations shall be known as the Firestone Energy Conservation Code, and shall be cited as such. It is referred to herein to as "this code."

15.36.020 IECC: Part-2 Administration and Enforcement.

IECC Part-2 Administration and Enforcement is enacted to read as follows:

Sections 103 through Section 116, inclusive, of the Building Code, as adopted and amended by the City, shall serve to provide the administrative, organizational and enforcement rules and regulations for this code.

Section 12. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declare

it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 13. Violations of this ordinance shall be punishable in accordance with Section 1.16.010 of the Municipal Code of the Town of Firestone, Colorado, which reads in its entirety as follows:

- A. No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person, at least ten years of age but not yet eighteen years of age, who violates any of the provisions of the ordinances of the Town, shall be punished by a fine not exceeding, at the time of the commission of the offense, the maximum fine established by the state for municipal ordinance violations.
- B. No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person eighteen years of age or older at the time of the violation, who violates any of the provisions of the ordinances of the Town, shall be punished by a fine not exceeding, at the time of the commission of the offense, the maximum fine established by the state for municipal ordinance violations or by imprisonment not to exceed 364 days, or both such fine and imprisonment.
- C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of Firestone, Colorado, is committed, continued or permitted by any such person, and he or she shall be punished accordingly.

Section 14. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 15. Copies of the International Building Code, National Electrical Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code, International Fuel Gas Code, International Property Maintenance Code, International Swimming Pool and Spa Code, International Residential Code, International Fire Code and International Existing Building Code, as referenced herein in this ordinance shall be available for inspection at the Office of the Town Clerk.

Section 16. This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED
IN FULL this ___th day of _____, 2023.

TOWN OF FIRESTONE, COLORADO

Drew Peterson, Mayor

ATTEST:

Kristi K. Bashor, CMC, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney