

CHAPTER 18 Building Regulations

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Sec. 18-1-10. Certificate of occupancy.

Prior to the issuance of a certificate of occupancy, any person who builds or erects any structure must contact the Town by calling or writing the Building Official to obtain approval for issuance of the certificate of occupancy. Approvals of the septic/sewer authority, the fire protection district, the Architectural Review Board and homeowners' association may be required. Approval may, at the Town's sole discretion, require completion of the following improvements:

- (1) Installation of culverts.
- (2) Grading or regrading any disturbed or damaged roads or driveways or other areas necessary for proper drainage.
- (3) Installation and placement of up to twelve (12) tons of approved road base.

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- (4) Any dirt, boulders or other material stored or remaining on the property described above shall be moved or distributed and arranged in such a way that it serves as landscaping and not piles of stored material.
- (5) All construction debris shall be removed from the site and properly disposed of.
- (6) All runoff created by or redirected by the construction, erection and landscaping of the structure on the property shall be treated, contained and controlled so that there are no increases in runoff or other drainage consequences resulting from said construction, erection and landscaping.

If weather conditions are such that the foregoing requirements cannot be determined or performed prior to the issuance of the certificate of occupancy, the person building or erecting the structure and requesting the certificate of occupancy shall pay to the Town, in cash or a letter of credit acceptable to the Town, an amount equal to one hundred fifty percent (150%) of the Town's estimated cost for performing such improvements. The Town shall hold these funds in a non-interest-bearing account. The funds may be commingled with other Town funds. If the improvements are not completed, the Town may use the funds to complete the improvements. Any unused funds shall be returned to the owner.

(Prior code 5-1-4)

Sec. 18-1-20. Open soil percolation and profile test holes.

- (a) Issuance of permit. Prior to the conducting of a soil percolation or profile test, the person conducting said test shall obtain from the Building Official, upon payment of a fee of twenty-five dollars (\$25.00), a percolation test permit. Such permit shall be valid for a period of sixty (60) days unless extended for good cause shown. The person conducting such test further shall deposit with the Building Official a cash bond in the amount of one hundred fifty dollars (\$150.00) for each proposed test, including but not limited to test holes for septic tanks, leach fields and soil profile analysis. It is the responsibility of the person digging the hole, or the owner of the property in which the hole is dug, to fill the hole immediately upon completion of the test. Any such hole shall be covered whenever left unattended or, alternatively, access thereto shall be prevented by a fence or other suitable structure. At such time as the hole has been filled to the satisfaction of the Building Official, the cash bond shall be returned.
- (b) Nuisance declared; summary abatement. The Board of Trustees hereby declares any open holes which are neither fenced nor covered and are more than three (3) feet deep, including percolation and profile test holes of any depth, to be nuisances subject to summary abatement by the Town.
- (c) Notice of abatement; failure to abate. Whenever any such open hole is discovered, the Town shall cause a certified letter, return receipt requested, to be sent to the property owner at the address on file with the Summit County assessor. Seventy-two (72) hours after the mailing of the letter, if the hole has not been filled, the Town may fill the hole through any means at its disposal, including hiring a private party, without competitive bids, to fill such hole at the owner's cost as provided in Subsection (d) below.
- (d) Abatement costs; lien.
 - (1) If any owner fails to fill any hole after one (1) notice as provided in Subsection (c) above and the Town proceeds to fill such hole, the Town Clerk shall notify the owner, by regular mail, of the costs and expenses incurred in filling the hole. The Town shall apply the amount of any deposit to the cost of filling the hole. The owner shall have thirty (30) days from the date of mailing of the notice of costs to pay in full the costs and expenses in excess of those paid by the deposit, if any. The funds not expended by the Town shall be returned to the depositor.
 - (2) The owner of the property, according to the County Assessor's records, shall be held personally liable for any and all charges imposed under the provisions of this Section. These charges shall become and remain a lien upon such property or premises until paid. Such charges may be collected from the owner by an action in the name of the Town and said action may be for the enforcement of said lien, or such charges may be certified to the County Treasurer pursuant to statute and collected as tax. If it is necessary for the Town to commence an action to collect such

costs and expenses, the owner shall be liable for any court costs and attorney fees incurred by the Town.

(Prior code 3-1-1)

Sec. 18-1-30. Fire extinguishers.

- (a) Required. Each dwelling unit constructed within the limits of the Town shall from and after the effective date of this Code have installed therein at an accessible location a fire extinguisher of a ten-pound size, or its equivalent, and rated A.B.C., such extinguishers to have approval of the National Fire Rating Bureau. No certificate of occupancy will be given until after evidence has been furnished that the extinguisher has been purchased and is in place.
- (b) Time limit for installation; Town Clerk to be notified. Each dwelling unit heretofore constructed in the Town shall, on or before November 1, 1973, have installed therein a fire extinguisher of the type described in Subsection (a) above. The owner or occupant of each such dwelling unit shall notify the Town Clerk that said fire extinguisher has been purchased and is installed.
- (c) Recharging used extinguishers. Any fire extinguisher which has been used shall be recharged promptly within thirty (30) days from the date of its use.
- (d) Penalties. Any violation of this Section will be punishable by a fine in the amount set out in Section 1-4-20 of this Code.

(Prior code 3-1-2; Ord. 06-01 §1, 2006)

Sec. 18-1-35. Gas fired appliances.

- (a) This Section shall apply to all gas appliances that are vented with any type of plastic venting material.
- (b) All exhaust vents and sealed combustion air vents shall be tested to a minimum of 5 P.S.I. air test at the time of rough inspection. The test shall include all piping from the exterior terminations to the mechanical room. The last mechanical room connections can be visually inspected for code-required glue and primers (purple for PVC). All vent supports and draft stops shall be installed at the time of inspection. The manufacturer's installation and venting instructions shall be on site for rough inspection.
- (c) Exceptions:
 - (1) For concentric vent/combustion air terminations, the combustion air can be capped for test just before the concentric vent connection. The exhaust vent must be tested to the exterior.
 - (2) Single uncut/combustion air pipe that extends from the mechanical room to the exterior (without joints).

(Ord. 12-02 §1, 2012)

Sec. 18-1-40. Detached garages and outbuildings.

- (a) Approval required. It is unlawful to erect or maintain any accessory structure, including garage, storage shed, doghouse, tool shed or any other accessory structure, unless such structure is approved by the Planning and Zoning Commission of the Town.
- (b) Removal and penalty. Any structure erected which is in violation of this Chapter shall be removed from the property thirty (30) days after notice requiring such removal has been sent by the Town. After

the passage of thirty (30) days, failure to remove the structure shall subject the owner to a fine and/or imprisonment as set forth in Section 1-4-20 of this Code.

(Prior code 3-1-3; Ord. 06-01 §1, 2006; Ord. 11-07 §1, 2011)

Sec. 18-1-45. Fire mitigation.

Fire mitigation for all new structures or substantially altered structures shall be done in accordance with the requirements set forth in Chapter 7, Article V of this Code.

(Ord. 13-12a §7, 2014)

Sec. 18-1-50. Doubling of permit fees.

Notwithstanding the provisions of Subsection 18-1-60(a) below, any person who builds or erects any structure or commences the building or erection of any structure without a building permit or in violation of any part of this Chapter shall pay building and permit fees of at least twice the amount which would have been due upon timely application for a permit or license.

(Prior code 5-1-5)

Sec. 18-1-60. Penalties.

- (a) Any person who builds or erects any structure without a building permit or in violation of any provision of this Chapter shall have his or her license revoked or suspended, may be deemed guilty of a misdemeanor and may be punished by a fine of not less than twice the fee or fees which would have been due had a permit been properly applied for or the provisions of this Chapter and Code followed and not more than two thousand six hundred and fifty dollars (\$2,650.00) for each and every day the violation continues. It is the intention of this Section that fines levied against violators total an amount at least double the fees otherwise due. The Town recognizes that fees could exceed two thousand six hundred and fifty dollars (\$2,650.00) based on the size and value of the project and believes fines assessed for continuing violations should be utilized to cause a doubling of the fees otherwise due.
- (b) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Chapter. Each such violation shall be punishable as set forth in Section 1-4-20 of this Code. In addition to such penalty, the Town may initiate proceedings to prevent, enjoin, abate or remove the violation.

(Prior code 5-1-6; Ord. 06-01 §1, 2006; Ord. No. 19-03, § 2, 8-20-2019)

ARTICLE II Building Code

[Sec. 18-2-10. Adoption.](#)

[Sec. 18-2-20. Copy on file.](#)

[Sec. 18-3-30. Amendments.](#)

Sec. 18-2-10. Adoption.

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the *International Building Code*, 2012 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §1, 2014)

Sec. 18-2-20. Copy on file.

At least one (1) copy of the International Building Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §1, 2014)

Sec. 18-3-30. Amendments.

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 101.4.3 is amended by deleting the last sentence that references the International Private Sewage Disposal Code.
- (3) Section 103.2 is amended by adding the following additional first paragraph:

" **103.2 Building Official** . The Building Official is hereby authorized and directed to enforce all of the provisions of this code, nevertheless, such authorization and direction shall be neither an express nor implicit guaranty that all buildings and structures have been constructed in accordance with all of the provisions of this code, nor be deemed as any representation as to the quality of such buildings or structures in any manner."
- (4) Section 103.3 is amended by adding the following additional first paragraph:

" **103.3 Deputies** . In accordance with the prescribed procedures of this jurisdiction, the building official shall have the authority to appoint a deputy building official, related technical officers, inspectors, plan examiners and other employees. Such employees shall have those powers and duties as have been expressly delegated by the building official, subject to modification from time to time."
- (5) Section 104.8 is amended by adding the following additional first paragraph:

"The adoption and implementation of this code, as well as any previous Building Construction and Housing Standards adopted by the Town of Blue River, shall not be deemed to give rise to a duty of care on the part of any public entity, public employee or agent. Neither this code nor any previous Building Construction and Housing Standards shall create any affirmative duty or be deemed to establish any affirmative representation on behalf of the Town Board of Trustees, the Building Official of the Town of Blue River, its employees, officials or agents."
- (6) Sections 105.1.1 and 105.1.2 are hereby repealed in their entirety.
- (7) Section 105.5 is amended to read as follows:

" **105.5 Expiration** . (a) Every building permit issued by the building official under the provisions of this code shall expire 18 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 18 months. Such extensions shall be based upon written request by an applicant

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demonstrating, to the discretion of the building official, justifiable cause for the extension, and shall be effective as of the day of written approval. (b) Every stand alone technical (mechanical, electrical, plumbing, fireplace and photovoltaic) and hot tub permit issued by the building official under the provisions of this code shall expire 3 months after the date of issue. The building official is authorized to grant an extension to the validity of such permits, for a period of time not to exceed 3 months. Such extensions shall be based upon written request by an applicant demonstrating, to the discretion of the building official, justifiable cause for the extension, and shall be effective as of the day of written approval."

- (8) Section 107.1 is amended to read as follows:

" **107.1 General** . Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional. The building official may waive the requirement for a design professional when it is found that the nature of the work is such that a design professional is not necessary to obtain compliance with the code. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional."

- (9) Section 109.2 is amended to read as follows:

" **109.2 Schedule of permit fees** . On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the *Town of Blue River Building Permit Fee Schedule* attached hereto."

- (10) Section 109.4 is amended to read as follows:

" **109.4 Work commencing before permit issuance** . Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to fees for an investigation in addition to any other required permit fees. The investigation fee shall be as set forth in the *Town of Blue River Building Permit Fee Schedule* ."

- (11) Section 110.3.5 is amended by deleting the exception.

- (12) Section 110 is amended by adding a new subsection to read as follows:

" **110.7 Reinspections** . A reinspection fee, as specified in the *Town of Blue River Building Permit Fee Schedule* attached hereto, may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may be assessed when any of the following conditions exist:

- "a. the approved plans are not readily available to the inspector,
- "b. the address of the project is not properly displayed,
- "c. the applicant failing to provide access on the date for which the inspection is requested,
- "d. the work requiring inspection is not completed or ready for inspection, or
- "e. deviation from plans requiring the approval of the building official.

"In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid."

- (13) Section 111.3 is amended to read as follows:

" **111.3.1 Temporary occupancy** . The building official may issue a temporary certificate of occupancy before completion of the entire work covered by the permit, if, in the exercise of his discretion, he finds that the following standards have been satisfied:

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"a. Such portion or portions of the structure subject to the temporary certificate of occupancy may be occupied safely and present no threat of fire or to the life, health, or welfare of the occupants or the public;

"b. Construction of the structure subject to the permit is substantially complete and only minor items of the project remain for full completion and issuance of a full certificate of occupancy;

"c. The general contractor and/or owner requesting a temporary certificate of occupancy have provided sufficient assurances to the building official that the project will reach final completion and certificate of occupancy in a timely manner; and

"d. For any multi-family or multiple unit project, including without limit townhouse and condominium projects, a duplex development, or other projects consisting of five or more units under construction, temporary certificates of occupancy may be issued for no more than forty percent (40%) of those units under construction at any time.

" **111.3.2** Prior to obtaining a temporary certificate of occupancy, the applicant must meet the following requirements:

"a. All applications for a temporary certificate of occupancy must be completed and signed by the authorized agent for the general contractor, and, where applicable, by the owner of the property in question; and

"b. Prior to the issuance of a temporary certificate of occupancy, the applicant must record in the records of the Summit County Clerk and Recorder a Notice of Temporary Certificate of Occupancy pertaining to the property in question. Upon issuance of a full certificate of occupancy for any project, the building official will issue a full release of said notice, also to be recorded in the records of the Summit County Clerk and Recorder.

" **111.3.3** Temporary certificates of occupancy shall be issued for a duration of no longer than six months. Any temporary certificates of occupancy held beyond such six month period shall automatically expire and become null and void.

" **111.3.4** Temporary certificates of occupancy shall be subject to the following fee schedule:

"a. For the first two months of such temporary certificate of occupancy, a fee of \$100 per month;

"b. For the third and fourth months of such temporary certificate of occupancy, a fee of \$200 per month;

"c. For the fifth and all subsequent months of such temporary certificate of occupancy, a fee of \$300 per month.

" **111.3.4.1** Payment for such fees shall be made in a cumulative fashion upon issuance of the temporary certificate of occupancy, with a total fee deposit payment of \$1,200.00 due upon such issuance. Applicants who complete all work required for issuance of a full certificate of occupancy and obtain such a certificate of occupancy within such six month period shall be entitled to a pro rata return of their \$1,200.00 fee deposit, calculated on a monthly basis.

" **111.3.4.2** Failure to pay the fees as designated herein, or the fees as set forth under previous temporary certificate of occupancy programs administered by the building official, in a timely manner may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, in accordance with the provisions of section 111.3.6 below.

" **111.3.5** In establishing a regulatory program for the issuance of Building Permits, the Town Board of Trustees finds as follows:

"a. Temporary certificates of occupancy issued prior to the adoption of the building regulations as set forth herein fail to properly address issues of great concern, such as the

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duration of issuance of such temporary certificates of occupancy, assurances for final completion of the project, costs of administration, and public notice of such issuance.

"b. Moreover, the indefinite duration of such temporary certificates of occupancy creates concerns regarding life, health, and safety issues, including but not limited to the potential deterioration of the structures not finally completed.

"c. Accordingly, such temporary certificates of occupancy issued prior to the adoption of this set of building regulations are hereby considered to be legal nonconforming temporary certificates of occupancy.

"d. Given the inherent temporary nature of such temporary certificates of occupancy, the Town Board of Trustees finds that there is no reasonable long term expectation in the continued issuance and effectiveness of such authorizations.

"e. Accordingly, providing an amortization period of one year from the date of adoption of the building regulations set forth herein for the validity of all temporary certificates of occupancy issued prior to such adoption, allows the individual holder of such temporary certificates of occupancy property to enjoy the useful economic advantages of their certificate and take all reasonable steps to achieve a full certificate of occupancy prior to the expiration of such temporary certificate of occupancy.

"f. The amortization schedule contained herein is reasonable, given the balance between the costs involved to the individual holders of such certificates and the general concerns for the public health, safety and welfare served by gradually eliminating all such temporary certificates of occupancy issued under standards which do not meet the current concerns addressed by the building regulations set forth herein.

" **111.3.7** A violation of any of the provisions of this section 111.3 may result in the automatic termination and expiration of the temporary certificate of occupancy so issued, and lead to the commencement of remedial action by the building department, pursuant to Sections 113 and 114 of this Code and all other available means of enforcement.

" **111.3.7.1** All temporary certificates of occupancy which have been terminated or expired in accordance with this section 111.3 shall be subject to a notice of termination of temporary certificate of occupancy pertaining to the property in question, to be recorded in the records of the Summit County Clerk and Recorder."

- (14) Section 202 is amended by adding the following definitions within the alphabetical order of the existing definitions:

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

" **POTENTIAL SLEEPING ROOM** . A room or space within a dwelling unit having a floor area, with 5 feet or more of ceiling height, of at least 70 square feet will be considered a sleeping room in accordance with the following:

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

"a. Has walls and doors to separate it from other habitable spaces.

"b. Meets the definition of a loft as amended by Summit County.

"c. Has a closet or similar provision for clothes storage.

"d. Has a full or partial bathroom connected to the space or room, or has a path of travel to a full or partial bathroom which does not first pass through a habitable space.

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"Rooms or spaces determined by these criteria to be sleeping rooms, regardless of any names, labels, or intended uses proposed by the building designer or owner, shall have emergency escape and rescue opening per the 2012 International Building Code, Section 1029, smoke detectors per Section 907, and carbon monoxide detectors per *State of Colorado House Bill 09-1091* .

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

- (15) Section 501.2 is amended by changing 4" to 5" and by adding the following sentence:

"The premise identification characters shall be reflective."

- (16) Section 718 is amended by adding two new subsections and an exception to read as follows:

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

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

" **Exception :**

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

- (17) Section 901.5 is amended by adding a new subsection to read as follows:

" **901.5.1 Special inspector required** . All fire protection systems required by this code shall be reviewed at plan submittal, inspected and approved by an authorized representative of the fire department."

- (18) Section 908.7 is amended to comply with *State of Colorado House Bill 09-1091* .

- (19) Section 1503 is amended by adding a new subsection and an exception to read as follows:

" **1503.7 Snow-shed barriers** . Roofs shall be designed to prevent accumulations of snow from shedding onto exterior balconies, decks, pedestrian and vehicular exits from buildings, stairways, sidewalks, streets, alleys, areas directly above or in front of gas utility or electric utility meters, or adjacent properties.

" **Exception :**

"Roof areas with a horizontal dimension of no more than 48 inches (1,219 mm) that will not receive snow shedding from a higher roof. The horizontal projection shall be measured perpendicular to the exterior wall line from the edge of the roof or eave to any intersecting vertical surface."

- (20) Section 1505.1 is amended to read as follows:

" **1505.1 General** . All roof coverings on new construction shall be Class A. Class A roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790. In addition, fire-retardant-treated wood roof coverings shall be tested in accordance with ASTM D 2898."

- (21) Table 1505.1 and all footnotes to the table are hereby repealed in their entirety.

- (22) Section 1507.1 is amended by adding a new subsection to read as follows:

" **1507.1.1 Ice dam protection** . An ice dam protection underlayment that consists of an approved self-adhering polymer modified bitumen sheet shall be used with all roof coverings. This ice dam protection underlayment shall extend up the slope of the roof from the drip-edge of the roof or eave and cover the entire roof decking surface."

(23) Section 1507.2.9.2 is hereby repealed in its entirety.

(24) Section 1507.3.3 is hereby repealed in its entirety.

(25) Section 1507.5.3 is hereby repealed in its entirety.

(26) Section 1507.6.3 is hereby repealed in its entirety.

(27) Section 1507.7.3 is hereby repealed in its entirety.

(28) Section 1507.8 is amended to read as follows:

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

(29) Table 1507.8 is hereby repealed in its entirety.

(30) Section 1507.8.3 is hereby repealed in its entirety.

(31) Section 1507.9 is amended to read as follows:

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

(32) Section 1507.9.3 is hereby repealed in its entirety.

(33) Section 1608.2 is amended to read as follows:

" **1608.2 Snow loads** . The loads to be used in determining the design snow loads for roofs shall be 100 pounds per square foot and for exterior balconies and decks shall be 125 pounds per square foot. There shall be no reduction for duration."

(34) Section 1809.5 is amended by the addition of the following sentence:

"Frost line of the locality is established as 40 inches below grade."

(35) Section 2113 is amended by the addition of the following subsections to read as follows:

" **2113.21 Limitation on the type and number of devices** . Solid fuel-burning devices that are not properly certified are prohibited in new construction. Outdoor wood fired hydronic heaters shall not be allowed. The number of certified solid fuel-burning devices that may be installed in newly constructed buildings shall not exceed the following limits:

"a. Apartments, condominiums, hotel/motel rooms, commercial and industrial buildings: no solid fuel-burning devices shall be allowed. One solid fuel-burning device shall be allowed in lobbies of hotels or motels or restaurants.

"b. In all buildings which are either occupied or have received a current and valid building permit prior to October 1, 1992, the installation of any solid fuel-burning device is prohibited if the resulting number of solid fuel-burning devices exceeds the limitations contained in this section. However, such limitations shall not apply to the replacement of a non-certified solid fuel-burning device with a certified solid fuel-burning device.

" **CERTIFIED SOLID FUEL-BURNING DEVICE** is a solid fuel-burning device which is certified by the Air Pollution Control Division of the Colorado Department of Public Health and Environment, or one that is approved by the building official as meeting the EPA Phase II 'certification' or 'qualification' standard. These standards shall be independently tested by an accredited laboratory to meet the particulate emissions of 7.5 grams per hour for noncatalytic solid fuel-burning devices, or 4.1 grams per hour for catalytic solid fuel-burning appliances. Masonry heaters shall be approved by the state or documentation shall be provided verifying

that 'field test results' conducted by an EPA accredited laboratory show no violation of the existing 6.0 grams per kilogram emission standard per State Regulation No.4.

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

" **SOLID FUEL-BURNING DEVICES** are any fireplace, stove, firebox, or other device intended and/or used for the purpose of burning wood, coal, pulp, paper, pellets or other non-liquid or non-gaseous fuel.

" **2113.22 Factory built chimneys** .

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

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

" **Exception** : Where approved manufacturers' locking bands are used.

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

- (36) Section 2303.1.1 is amended by adding the following paragraph:

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

- (37) Section 2901.1 is amended by deleting the reference to the International Private Sewage Disposal Code.

- (38) Section 2902.2 Exception 2 is amended to read as follows:

" **2902.2 Exception 2** . Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 30 or less."

- (39) Section 3109.4 is amended by the deletion of the exception.

- (40) Section 3401.3 is amended by deleting the reference to the ICC Electrical Code, International Property Maintenance Code and the International Private Sewage Disposal Code.

- (41) Section 3412.2 is amended to add the following date: "September 18, 1972."

- (42) Section 3412.3.2 is amended by deleting the reference to the International Property Maintenance Code.

- (43) Section 3412.4 is amended to read as follows:

" **3412.4 Investigation and evaluation** . For proposed work covered by this section, the building owner shall cause the existing building to be investigated and evaluated in accordance with the provisions of this section by a design professional licensed to practice in the State of Colorado."

- (44) Section 3412.6 is amended by adding the following first paragraph.

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

- (45) Chapter 36. Amend the International Building Code to add a Chapter 36 to read exactly as set forth in Chapter 45 of the IRC, Fire Mitigation.

(Ord. 13-12a §1, 2014)

ARTICLE III Electrical Code

[Sec. 18-3-10. Adoption.](#)

[Sec. 18-3-20. Copy on file.](#)

Sec. 18-3-10. Adoption.

Pursuant to Colorado Revised Statutes, Title 31, Article 16, Parts 1 and 2, there is hereby adopted by reference The International Electrical Code, 2017 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Prior code 5-1-2B; Ord. 06-01 §1, 2006; Ord. 08-03, 2008; Ord. 11-10 §1, 2011; Ord. No. 17-07, § 1, 12-29-2017)

Sec. 18-3-20. Copy on file.

At least one (1) copy of The International Electrical Code, 2017 Edition, is now filed in the office of the Town Building Official and may be inspected during regular business hours. The Code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Any person violating any of the provisions of this Chapter shall have his or her license and/or permit revoked or suspended, may be deemed guilty of a misdemeanor and shall be punished as provided in Section 1-4-20 of this Code.

(Ord. 06-01 §1, 2006; Ord. 08-03, 2008; Ord. No. 17-07, § 1, 12-29-2017)

ARTICLE IV Dangerous Buildings Code

[Sec. 18-4-10. Adoption.](#)

[Sec. 18-4-20. Copy on file.](#)

[Sec. 18-4-30. Amendments.](#)

Sec. 18-4-10. Adoption.

The following standard code, as hereinafter amended, is hereby adopted by reference: the *Uniform Code for the Abatement of Dangerous Buildings*, 1997 Edition, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California.

(Prior code 5-1-2D; Ord. 06-01 §1, 2006)

Sec. 18-4-20. Copy on file.

At least one (1) copy of the *Uniform Code for the Abatement of Dangerous Buildings*, certified to be a true copy, has been and is now on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 06-01 §1, 2006)

Sec. 18-4-30. Amendments.

The following amendment is hereby adopted as hereinafter provided: Section 301, General, is hereby amended to change the definition of BUILDING CODE to read as follows:

"BUILDING CODE is the *International Residential Code*, published by the International Code Council, Inc., as adopted by this jurisdiction."

(Prior code 5-1-3D; Ord. 06-01 §1, 2006)

ARTICLE V Fire Code [11](#)

[Sec. 18-5-10. Adoption.](#)

[Sec. 18-5-20 Copy on file.](#)

[Sec. 18-5-30. Definitions.](#)

[Sec. 18-5-60. Violations and penalties.](#)

Sec. 18-5-10. Adoption.

Pursuant to Colorado Revised Statutes, Title 31, Article 16, Parts 1 and 2, there is hereby adopted by reference the International Fire Code, 2018 Edition, originally published by the International Code Council, 500 New Jersey Avenue, NW, 6th floor, Washington, DC, 20001-2070, in the form amended, published, and promulgated by the Red, White and Blue Fire Protection District ("fire district"), 316 N. Main Street, Breckenridge, Colorado, 80424. The fire district amended the International Fire Code by the district's Resolution No. 2019-06 and, as amended by the district and as adopted by the ordinance from which this section derived, the Fire Code is hereinafter referred to for purposes of this Municipal Code as the "Blue River Fire Code" or the "Fire Code."

(Ord. 16-02, § 1, 9-20-2016; Ord. No. 19-02, § 1, 7-16-2019)

Sec. 18-5-20 Copy on file.

At least one (1) copy of the Blue River Fire Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The Fire Code as finally adopted shall be available of sale to the public through the office of the Town Clerk.

(Ord. 16-02, § 1, 9-20-2016; Ord. No. 19-02, § 1, 7-16-2019)

Sec. 18-5-30. Definitions.

- (a) Whenever the words "fire department," "district," or "fire district" are used in the Fire Code, such words shall mean the Red, White and Blue Fire Protection District.
- (b) Whenever the word "jurisdiction" is used in the Fire Code, it shall be held to mean the Town of Blue River or the Red, White and Blue Fire Protection District as the case implies.

(Ord. No. 19-02, § 1, 7-16-2019)

Editor's note— Ord. No. 19-02, § 1, adopted July 16, 2019, repealed former § 18-5-30 and enacted a new § 18-5-30, as set out herein. The former section pertained to amendments to the fire code and derived from Ord. 16-02, § 1, adopted Sept. 20, 2016.

Sec. 18-5-60. Violations and penalties.

Any person violating any of the provisions of this Chapter shall have his or her license and/or permit revoked or suspended, may be deemed guilty of a misdemeanor and shall be punished as provided in Section 1-4-20 of this Code.

(Ord. 16-02, § 1, 9-20-2016)

FOOTNOTE(S):

--- (1) ---

Editor's note— Ord. 16-02, § 1, adopted September 20, 2016, repealed the former Article V., §§ 18-5-10—18-5-60, and enacted a new Article V as set out herein. The former Article V pertained to similar subject matter and derived from Prior Code, §§ 5-4-1—5-4-6; and Ord. 06-01, § 1, adopted in 2006. [\(Back\)](#)

ARTICLE VI Energy Conservation Code

[Sec. 18-6-10. Adoption.](#)

[Sec. 18-6-20. Copy on file.](#)

[Sec. 18-6-30. Amendments.](#)

Sec. 18-6-10. Adoption.

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the *International Energy Conservation Code*, 2012 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §5, 2014)

Sec. 18-6-20. Copy on file.

At least one (1) copy of the International Energy Conservation Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §5, 2014)

Sec. 18-6-30. Amendments.

The following amendments are hereby adopted as hereinafter provided:

- (1) Section C101.1 is amended by adding the name "Town of Blue River."
- (2) Table R402.1.1 is amended to add a Footnote "j" as set forth in IRC Amendment N1102.1.1.
- (3) Table R402.1.1 Footnote d is amended to read as follows:

" d R-10 shall be required under the entire heated slab."
- (4) Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.
- (5) Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.
- (6) Section R402.4.1.2 Testing is amended to add the following exception:

" Exception :

"Projects that have been inspected by an approved third party verifying that air barriers and air sealing has been installed in accordance with sections 3 and 5 of ENERGY STAR Certified Homes, Version 3 (Rev.07) Thermal Enclosure System Rater Checklist."
- (7) Section 101.1 is amended by adding the name "Town of Blue River."
- (8) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (9) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (10) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (11) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (12) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (13) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (14) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (15) Section 106.6 is amended to add a new subsection:

" 106.6.4 Reinspections , to read exactly as set forth in IBC amendment 109.7."
- (16) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.

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- (17) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (18) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth per IBC 113.
- (19) Section 303.2 Hazardous locations is amended to add a sentence to read as follows:

" **303.2 Hazardous locations** . All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application."
- (20) Section 303.3 Prohibited locations is amended by deleting Exceptions 3 and 4.
- (21) Section 304.11 #8 is amended to read as follows:

"8. Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level."
- (22) Section 406.4.1 Test pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1.
- (23) Section 501.8 Equipment not required to be vented is amended by deleting Exceptions 8 and 10.
- (24) Section 503.8 Venting system termination location is amended to add a sentence that reads as follows (applicable to items 2 and 3):

"The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level."
- (25) Section 506 Factory-built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.
- (26) Section 602.1 is amended to read as follows:

" **602.1 General** . Decorative appliances for installation in approved solid fuel-burning fireplaces shall be tested in accordance with ANSI Z21.60 and shall be installed in accordance with the manufacturer's installation instructions."
- (27) Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection 602.4 Gas logs to read exactly as set forth in as IRC Amendment G2432.
- (28) Section 603.1 is amended to read as follows:

" **603.1 General** . Log lighters are prohibited."
- (29) Section 618.4 is amended by adding a new subsection as follows:

" **618.4.1 Outside air sources** . Outside air shall not be obtained from an exterior opening within 36-inches of finished ground level."
- (30) Section 621 Unvented room heaters is hereby repealed in its entirety.
- (31) Section 634 is hereby repealed in its entirety.

(Ord. 13-12a §5, 2014)

ARTICLE VII Residential Code

[Sec. 18-7-10. Adoption.](#)

[Sec. 18-7-20. Copy on file.](#)

[Sec. 18-7-30. Amendments.](#)

Sec. 18-7-10. Adoption.

Pursuant to Colorado Revised Statutes, Title 31, Article 16, Parts 1 and 2, there is hereby adopted by reference the International Residential Code, 2018 Edition, published by the International Code Council, 500 New Jersey Avenue, NW, 6th floor, Washington, DC, 20001-2070.

(Ord. 13-12a §2, 2014; Ord. No. 19-03, § 1, 8-20-2019)

Sec. 18-7-20. Copy on file.

At least one (1) copy of the International Residential Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The International Residential Code as finally adopted shall be available of sale to the public through the office of the Town Clerk.

(Ord. 13-12a §2, 2014; Ord. No. 19-03, § 1, 8-20-2019)

Sec. 18-7-30. Amendments.

The following amendments are hereby adopted:

- (1) Section R101.1 is amended by adding the name "Town of Blue River."
- (2) Whenever the International Residential Code references "Name of Jurisdiction," the "Town of Blue River" shall be inserted.
- (3) Section R110.4 titled "Temporary occupancy" is deleted in its entirety.
- (4) Any reference with the International Residential Code to "temporary certificate of occupancy" shall be inapplicable and interpreted in a manner consistent with the Town's policy not to issue temporary certificates of occupancy.
- (5) Section R111.3 titled "Authority to disconnect service utilities" is deleted in its entirety.

-
- (6) Table R301.2(1) is amended to read as follows:

Roof snow load	Wind speed (mph) ^d	Seismic design category	Subject to damage from			Winter design temp^e	Ice barrier underlayment requirementⁱ	Flood hazard	Air freezing index^j	Mean annual temp^k
			Weath- ering^a	Frost line depth^b	Termite^c					
100 ^h	90	B	Severe	40 inches	Slight	-13°	Yes	g	2500	35.4°

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

- ^a Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- ^b The frost line depth may require deeper footings than indicated in Figure R403.1 (1). This part of the table is filled in depending on whether there has been a history of local damage. Piers supporting only deck with no roof elements may be a minimum of 24" below grade.
- ^c This part of the table is filled in depending on whether there has been a history of local damage.
- ^d Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- ^e Reflects local climates or local weather experience as determined by the building official.
- ^f Seismic Design Category determined from Section R301.2.2.2.
- ^g There shall be no reduction in snow load for duration.
- ^h In accordance with R905.1 as amended.
- ⁱ From the 100 year (99%) value on the National Climatic Data Center data table 'Air Freezing Index- USA Method (Base 32 degrees F).
- ^j From the National Climatic Data Center data table 'Air Freezing Index-USA Method (Base 32 degrees F).'

(7) Table R301.5 is amended to read as follows:

Table R301.5

<i>Use</i>	<i>Live Load</i>
Balconies (exterior) and decks ^e	125
Fire escapes	125

(Ord. 13-12a §2, 2014; Ord. No. 19-03, § 1, 8-20-2019)

ARTICLE VIII Mechanical Code

[Sec. 18-8-10. Adoption.](#)

[Sec. 18-8-20. Copy on file.](#)

[Sec. 18-8-30. Amendments.](#)

Sec. 18-8-10. Adoption.

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the *International Mechanical Code*, 2012 Edition, including Appendix A, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §3, 2014)

Sec. 18-8-20. Copy on file.

At least one (1) copy of the International Mechanical Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §3, 2014)

Sec. 18-8-30. Amendments.

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (3) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (4) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (5) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (6) Section 106.4.4 Extensions is hereby repealed in its entirety.
- (7) Section 106.5.2 is amended to read as follows:
" **106.5.2 Fee schedule** . The fees for mechanical work shall be in accordance with the *Town of Blue River Building Permit Fee Schedule* attached hereto."
- (8) Section 106.5.3 is amended to read as follows:
" **106.5.3 Fee refunds** . The code official shall authorize the refunding of fees in accordance with the *Town of Blue River Building Permit Fee Schedule* attached hereto."
- (9) Section 106.5 is amended to add a new subsection to read as follows:
" **106.5.4 Reinspections** , to read exactly as set forth in IBC Amendment 110.7."
- (10) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.

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- (11) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (12) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (13) Section 301 is amended by adding a new subsection to read as follows:

" **301.19 Floor drains** . All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain."
- (14) Section 701 is amended by adding a new subsection to read as follows:

" **701.1** Vent and combustion air ducts shall terminate a minimum of 36" above finished ground level."
- (15) Section 804.3.4 Horizontal terminations is amended by changing #6 to read as follows:

"6. The bottom of the vent termination shall be located at least 36 inches above finished grade."
- (16) Section 805 Factory-built Chimneys is amended by adding a new section to read exactly as set forth in IBC Amendments 718.6, 718.7 and 2113.22.
- (17) Section 903.3 is amended to read as follows:

" **903.3 Unvented gas log heaters** . Unvented gas log heaters are prohibited."
- (18) Section 905 is amended by adding a new subsection as follows:

" **905.4 Limitation on the type and number of devices** is added to read exactly as set forth in IBC Amendment 2113.21."
- (19) Section M1208.1 Testing is amended by adding a sentence at the end of the paragraph as follows:

"Hydronic tubing may be tested with a 50 (psi) air test for 30 minutes."
- (20) Section M1208.1.1 Testing is amended by adding a sentence at the end of the paragraph as follows:

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

(Ord. 13-12a §3, 2014)

ARTICLE IX Plumbing Code

[Sec. 18-9-10. Adoption.](#)

[Sec. 18-9-20. Copy on file.](#)

[Sec. 18-9-30. Amendments.](#)

Sec. 18-9-10. Adoption.

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the *International Plumbing Code* , 2012 Edition, including Appendices C, E, F and G, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §4, 2014)

Sec. 18-9-20. Copy on file.

At least one (1) copy of the International Plumbing Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §4, 2014)

Sec. 18-9-30. Amendments.

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 101.3 Intent is amended by adding the following:

"The intent of this code is to meet or exceed the requirements of the State of Colorado Plumbing Code. When technical requirements, specifications or standards in the Colorado Plumbing Code conflict with this code, the more restrictive shall apply."
- (3) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (4) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (5) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (6) Section 106.5.3 Expiration is amended to read exactly as set forth in IBC amendment 105.5.
- (7) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (8) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (9) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (10) Section 106.6 is amended to add a new subsection as follows:

" **106.6.4 Reinspections** , to read exactly as set forth in IBC amendment 110.7."
- (11) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (12) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (13) Section 109 Means of Appeal is repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (14) Section 301 is amended by adding a new subsection as follows:

" **301.8 Floor drains** . All mechanical rooms (furnace, boiler, water heater rooms) shall be provided with a floor drain."
- (15) Section 305.6.1 is amended to read as follows:

" **305.4.1 Sewer depth** . Building sewers shall be installed in accordance with the standards and subject to the approval of the governing Sanitation District."
- (16) Section 312.3 is amended by deleting the first sentence: "Plastic pipe shall not be tested using air."
- (17) Section 312.5 Water supply system testing. The portion of the sentence reading "for piping systems other than plastic," shall be deleted.
- (18) Section 312.6 is amended to read as follows:

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

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- (19) Section 312.7 is amended to read as follows:

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

- (20) Section 312.9 is hereby repealed in its entirety.

- (21) Section 504.7.2 is amended to read as follows:

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

- (22) Section 608.17 is amended to read as follows:

" **608.17 Protection of individual water supplies** . An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with Summit County Environmental Health regulations."

- (23) Section 608.17.1 through 608.17.8 are deleted.

- (24) Section 610.1 is amended to read as follows:

" **610.1 General** . New or repaired potable water systems shall be purged of deleterious matter and disinfected prior to utilization. The method to be followed in accordance with this requirement shall be that method or methods prescribed by the governing water authority."

- (25) Section 701.2 is amended to read as follows:

" **701.2 Sewer required** . Every building in which plumbing fixtures are installed and as well as all premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with Summit County Environmental Health Department requirements."

(Ord. 13-12a §4, 2014)

ARTICLE X Fuel Gas Code

[Sec. 18-10-10. Adoption.](#)

[Sec. 18-10-20. Copy on file.](#)

[Sec. 18-10-30. Amendments.](#)

Sec. 18-10-10. Adoption.

Pursuant to Title 31, Article 16, Parts 1 and 2, C.R.S., there is hereby adopted by reference the *International Fuel Gas Code* , 2012 Edition, including Appendices A and B, published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington DC 20001-2070.

(Ord. 13-12a §6, 2014)

Sec. 18-10-20. Copy on file.

At least one (1) copy of the International Fuel Gas Code is now filed in the office of the Town Building Official and may be inspected during regular business hours. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

(Ord. 13-12a §6, 2014)

Sec. 18-10-30. Amendments.

The following amendments are hereby adopted as hereinafter provided:

- (1) Section 101.1 is amended by adding the name "Town of Blue River."
- (2) Section 103.2 Appointment is amended to read exactly as set forth in IBC Amendment 103.2.
- (3) Section 103.3 Deputies is amended to read exactly as set forth in IBC Amendment 103.3.
- (4) Section 103.4 Liability is amended to read exactly as set forth in IBC Amendment 104.8.
- (5) Section 106.4.3 Expiration is amended to read exactly as set forth in IBC Amendment 105.5.
- (6) Section 106.5.4 Extensions is hereby repealed in its entirety.
- (7) Section 106.6.2 Fee schedule is amended to read exactly as set forth in IMC amendment 106.5.2.
- (8) Section 106.6.3 Fee refunds is amended to read exactly as set forth in IMC amendment 106.5.3.
- (9) Section 106.6 is amended by adding a new subsection, 106.6.4 Reinspections, to read exactly as set forth in IBC amendment 109.7.
- (10) Section 108.4 Violation penalties is amended to read exactly as set forth in IBC 114.4.
- (11) Section 108.5 Stop work orders is amended to read exactly as set forth in IBC 115.
- (12) Section 109 Means of Appeal is hereby repealed in its entirety and reenacted to read exactly as set forth in IBC 113.
- (13) Section 303.2 Hazardous locations is amended by adding a sentence to read as follows:

" **303.2 Hazardous locations** . All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as one unit for that application."
- (14) Section 303.3 Prohibited locations is amended by deleting Exceptions 3 and 4.
- (15) Section 304.11 # 8 is amended to read as follows:

"8. Combustion air duct. Combustion air intake openings located on the exterior of a building shall have the lowest side of such openings located not less than 36 inches vertically from the adjoining grade level."
- (16) Section 406.4.1 Test pressure is amended to read exactly as set forth in IRC Amendment G2417.4.1.
- (17) Section 501.8 Equipment not required to be vented is amended by deleting Exceptions 8 and 10.
- (18) Section 503.8 Venting system termination location is amended by adding a sentence that reads as follows (applicable to items 2 and 3):

"The bottom of all vent terminations and air intakes shall be located at least 36 inches above finished ground level."
- (19) Section 506 Factory Built Chimneys is amended by adding new subsections to read exactly as set forth in IBC Amendments 718.6, 718.7, 2113.21 and 2113.22.
- (20) Section 602.1 is amended to read as follows:

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

(21) Section 602 Decorative Appliances for Installation in Fireplaces is amended by adding a new subsection 602.4 Gas logs to read exactly as set forth in as IRC Amendment G2432.

(22) Section 603.1 is amended to read as follows:

" **603.1 General** . Log lighters are prohibited."

(23) Section 618.4 is amended to add a subsection as follows:

" **618.4.1 Outside air sources** . Outside air shall not be obtained from an exterior opening within 36-inches of finished ground level."

(24) Section 621 Unvented room heaters is hereby repealed in its entirety.

(25) Section 634 is hereby repealed in its entirety.

(26) Section C101.1 is amended by adding the name "Town of Blue River."

(27) Table R402.1.1 is amended to add a Footnote "j" as set forth in IRC Amendment N1102.1.1.

(28) Table R402.1.1 Footnote d shall be amended to read as follows:

" ^d R-10 shall be required under the entire heated slab."

(29) Table R402.1.3 is amended to read exactly as set forth in IRC Amendment to Table 1102.1.1.

(30) Section R402.2.9 Slab-on-grade floors is amended to read exactly as set forth in IRC Amendment N1102.2.2.9.

(31) Section R402.4.1.2 Testing is amended to add the following exception:

" **Exception** :

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

(Ord. 13-12a §6, 2014)