TOWN OF LOCHBUIE,
COUNTRIES OF WELD AND ADAMS, COLORADO

ORDINANCE NO. 2019-646

AN ORDINANCE REPEALING AND READOPTING ARTICLE I OF
CHAPTER 18 OF THE LOCHBUIE MUNICIPAL CODE CONCERNING
BUILDING REGULATIONS ADOPTING BY REFERENCE THE
INTERNATIONAL BUILDING CODE, 2018 EDITION, THE INTERNATIONAL
RESIDENTIAL CODE FOR ONE – AND TWO – FAMILY DWELLINGS, 2018
INTERNATIONAL PLUMBING CODE, 2018 EDITION, THE
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, THE
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION, THE
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION, THE
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, AND THE
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION,
PROMULGATED BY THE INTERNATIONAL CODE COUNCIL; AND THE NATIONAL ELECTRICAL CODE NFPA 70, 2017 EDITION PROMULGATED
BY THE NATIONAL FIRE PROTECTION ASSOCIATION, INC., AND AS ADOPTED BY THE STATE OF COLORADO, AND SETTING FORTH IN
FULL THE PENALTY PROVISIONS FOR VIOLATIONS THEREOF

WHEREAS, pursuant to Part 2, Article 16, Title 31 of the Colorado Revised Statutes,
the Town of Lochbuie, Colorado (the "Town") possesses the authority to adopt uniform codes and manuals by reference; and

WHEREAS, pursuant to this authority, the Town previously adopted certain uniform
codes as codified at Article I, Chapter 18 of the Town of Lochbuie Municipal Code; and

WHEREAS, the Board of Trustees of the Town of Lochbuie ("Board") possesses the authority to enact ordinances for the promotion of health pursuant to C.R.S. §31-15-401 and
has the authority to enact ordinances for the regulation of building pursuant to C.R.S. §31-15-
601; and

WHEREAS, pursuant to this authority, the Board of Trustees desires to adopt by reference certain uniform codes addressing building regulations in the interest of updating its current building regulations and adopting uniform codes to promote the public health, safety
and welfare of the Lochbuie community; and

WHEREAS, three (3) copies of the International Building Code, 2018 edition, the
International Residential Code for One – and Two – Family Dwelling, 2018 edition, the
International Fuel Gas Code, 2018 edition, the International Plumbing Code, 2018 edition, the
International Mechanical Code, 2018 edition, the International Existing Building Code, 2018
edition, the International Property Maintenance Code, 2018 edition, The International
WHEREAS, after due and proper notice in accordance with C.R.S. § 31-16-203, the Board conducted a public hearing on the date, time and place noticed on the adoption of this Ordinance and the Codes, at which all interested parties were afforded an opportunity to be heard; and

WHEREAS, the Board of Trustees has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the Codes as amended herein, will further the health, safety and welfare of the inhabitants of the Town.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LOCHBUIE, WELD AND ADAMS COUNTIES, COLORADO, AS FOLLOWS:

Section 1. Effective January 1, 2020, the entirety of Article I, Chapter 18, of the Lochbuie Municipal Code is hereby repealed and reenacted to read as follows in its entirety:

ARTICLE 1
Code Adoptions

Section 18-1-10. International Building Code.

(a) Adoption. The International Building Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 35 inclusive, and Appendix Chapter I and N ("IBC") is hereby adopted by reference as the Town of Lochbuie Building Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Section.

(b) Compliance Required. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IBC, as adopted and as amended.

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

(d) Amendments. Additions, deletions, amendments and changes to the IBC, as adopted by reference pursuant to Section 18-1-10(a), are hereby adopted as follows:
(1) IBC 101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.

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

(3) IBC 101.4.5 Fire prevention is amended by replacing “International Fire Code” with “adopted fire code”.


(5) IBC 105.1 Required is amended by replacing the words “building official” with “town”.

(6) IBC 105.2 Work exempt from permit is amended by deleting:

   i. Exception #1 and replacing with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

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

(7) IBC 105.5 Expiration is amended by the deletion of this section in its entirety and replacing it with:

   “Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.”
(8) IBC 109.4 Work commencing before permit issuance is deleted in its entirety and replaced with:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued."

(9) IBC 109.6 Refunds is amended by deleting the section in its entirety and replacing the section with the following:

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

ii. 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.

iv. 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 canceled before any plan reviewing is done.

v. 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."

(10) IBC 113.1 General is amended by deleting the last two sentences and inserting the following:

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

(11) IBC 113.3 Qualifications is amended by deleting the section in its entirety.

(12) IBC 114.2 Notice of Violation is amended by adding "Notice of Violations shall be delivered in accordance with section 107 of the IPCMC" after the last paragraph.

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

"Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is
useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(14) IBC 915.2.1 Dwelling units the first paragraph is amended as follows; Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

(15) IBC 1015.2 Where required is amended by the addition of a second paragraph inserted before the exceptions as follows:

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

(16) IBC 1020.1 Table 1020.1 Corridor Fire-Resistance Rating is revised to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1-Hour fire rating.

(17) IBC 1030.1 General is amended by deleting exception #4.

(18) IBC 1030.2 Minimum Size is amended by the addition of the following:

i. “For all building permits issued after the effective date of adoption of the 1997 Uniform Building Code all escape and rescue windows requiring a window well pursuant to the International Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

ii. With regard to building permits issued prior to the effective date of adoption of the 1997 Uniform Building Code, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.”

(19) IBC 1109.1.1 is amended by adding
Baby Changing Station: All public restrooms will require a baby changing station.


(21) IBC 1612.3 Establishment of flood hazard areas is amended by the insertion of “TOWN OF LOCHBUIE” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the town ____/____/____, where indicated in [Date of Issuance].

(e) Penalties for Violation. It shall be unlawful for any person, firm, corporation or other entity to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure, or cause or permit the same to be done in violation of the IBC. In addition to other sanctions set forth in the IBC, a person or entity that violates the IBC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Residential Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters H and M, (“IRC”) is hereby adopted by reference as the Town of Lochbuie Residential Building Code as if fully set out in this Article, with the additions, deletions, insertions and changes as set forth in this Section.

(b) Compliance Required. No residential building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IRC, as adopted and as amended.

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

(d) Amendments. Additions, deletions, amendments and changes to the IRC, as adopted by reference pursuant to Section 18-1-20(a), are hereby adopted as follows:
(1) IRC R101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.

(2) IRC R105.2 Work Exempt from Permit is amended by deleting:

a. Exception #1 and replacing with “One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

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

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

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

(4) IRC 106.2 Site Plan is amended by deleting this section in its entirety and replacing the section with the following:

“The construction documents submitted with the application for the permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site, distances from lot lines and drainage of the lot based on the master drainage plan for the development. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot”.

(5) IRC R108.4 Related Fees is amended by creating a new subsection as follows:

“Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with
any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

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

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

b. 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.

c. 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 canceled before any plan reviewing is done.

d. 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."

(7) IRC R108.6 Work commencing before permit issuance is deleted in its entirety and replaced with:

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued."

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

IRC R109.1.5.2 Insulation Inspection Shall be made after a completed and approved rough inspection, following the installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

(9) IRC R112.1 General is amended by deleting the last three sentences and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."
(10) IRC R11.3 Qualifications is amended by deleting this section in its entirety

(11) IRC R114.2 Notice of Violation is amended by adding “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

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

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

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

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<th>Seismic Design Category</th>
<th>Subject to Damage From</th>
<th>Winter Design Temp</th>
<th>Ice barrier Underlayment Required</th>
<th>Flood Hazard Hazard Index</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
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(14) IRC R302.1 Exterior walls. Amended by the deletion of the wording:

“or dwellings equipped throughout with an automatic sprinkler system installed in accordance with section P2904 shall comply with Table R302.1(2).”

(15) IRC Table R302.1 (2) is deleted in its entirety.

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

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

Exception #5- For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ inch gypsum wallboard on the enclosing ceiling, walls and self-closing weather-stripped solid door.

Exception #6- Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated 1 joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather stripped solid core 20 minute rated door and frame.
Exception #7- For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

(18) IRC R303.4 Mechanical Ventilation is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2018 Edition.”

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

(20) IRC R310.1 Emergency Escape and Rescue Openings is amended by the deletion of the first paragraph and replaced with “For structures permitted with unfinished basements and/or habitable attics, all windows in such basement and/or attic shall meet all the requirements of section R310.1 through R310.2.2, with a minimum of one operable emergency escape and rescue opening. For structures permitted with finished basements and/or habitable attics all windows in such basement and/or attic shall meet all the requirements of section R310.1 through R310.2.2 except those in bathrooms, corridors, storage rooms, and mechanical rooms, with a minimum of one operable emergency escape and rescue opening per non excepted room. Every sleeping room shall have at least one operable emergency escape and rescue opening.”

Exception #2 is deleted in its entirety.

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

(22) IRC R310.2 Window wells is amended by the addition of the following:

“For all building permits issued after the effective date of adoption of the 1997 Uniform Building Code, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of adoption of the 1997 Uniform Building Code, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.”
(23) IRC R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

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

(24) IRC R312.1.1 (Guards required) is amended by the addition of a second paragraph as follows:

 R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

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

 1. The access side of stairways need not be protected.
 2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
 3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation."

(25) IRC R313.1 Townhouse automatic fire sprinkler systems are amended by the deletion of this section in its entirety.

(26) IRC R313.2 One-and two-family dwellings automatic fire sprinkler systems are amended by the deletion of this section in its entirety.

(27) IRC 315.3 Location The first paragraph is amended as follows; Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

(28) IRC R401.2 Requirements is amended by the addition of the following:

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

(29) IRC R405.1 Concrete or masonry foundations is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

(30) IRC Chapter 11 Energy Efficiency is deleted in its entirety and replaced with the 2018 International Energy Conservation Code.

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

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

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

(33) IRC G2417.4.1 Test pressure is amended by changing 3 psig to 10 psig.

(34) IRC G2417.4.2 Test Duration is amended by replacing “10 Minutes” with “15 Minutes”.

(35) IRC P2503.5.1 Rough plumbing is amended by deleting the first paragraph and replacing with “DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.”

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

(37) IRC P2913 Reclaimed Water systems is deleted in its entirety.

(38) IRC P3103.1.1 Roof extension is amended by replacing the words “6 inches” with “12 inches”.

(e) Penalties for Violation. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the IRC. In addition to other sanctions set forth in the IRC, a person or entity that violates the IRC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.

Section 18-1-30. International Mechanical Code.
(a) Adoption. *The International Mechanical Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, ("IMC") is hereby adopted by reference as the Town of Lochbuie Mechanical Code as if fully set out in this Article with the additions, deletions, insertions and changes as set forth in this Section.

(b) Compliance Required. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IMC, as adopted and as amended.

(c) Purpose. The purpose of the IMC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of mechanical systems and structures within the Town of Lochbuie and certain equipment specifically regulated in the IMC.

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IMC as adopted by reference by Section 18-1-30(a):

1. IMC 101.1 Title is amended by the addition of the term "TOWN OF LOCHBUIE" where indicated.

2. IMC 504.8.4.2 Manufactures Instructions is amended by the deletion of this section in its entirety.

(e) Penalties for Violation. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the IMC. In addition to other sanctions set forth in the IMC, a person or entity that violates the IMC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The *International Fuel Gas Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, ("IFGC") is hereby adopted by reference as the Town of Lochbuie Fuel Gas Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as set forth in this Article.

(b) Compliance Required. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IFGC, as adopted and as amended.
(c) Purpose. The purpose of the IFGC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of fuel gas piping systems and fuel gas utilization equipment within the Town of Lochbuie and related accessories specifically regulated in the IFGC.

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IFGC as adopted by reference by Section 18-1-40(a):

(1) IFGC 101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.

(2) IFGC 404.12 Minimum burial depth is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

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

(4) IFGC 406.4.1 Test pressure is amended by changing 3 psig to 10 psig.

(5) IFGC 406.4.2 Test duration is amended by changing the second paragraph to read; “When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes”.

(6) IFGC 614.8.5.2 Manufactures instructions is amended by the deletion of this section in its entirety.

(e) Penalties for Violation. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the IFGC. In addition to other sanctions set forth in the IFGC, a person or entity that violates the IFGC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Plumbing Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, (“IPC”) is hereby adopted by reference as the Town of Lochbuie Plumbing Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as set forth in this Article.
(b) Compliance Required. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IPC, as adopted and as amended.

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

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IPC as adopted by reference by Section 18-1-50:

(1) IPC 101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.

(2) IPC 301.8 Baby Changing Station All public restrooms will require a baby changing station.

(3) IPC 305.4.1 Sewer depth is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

(4) IPC 312.3 Drainage and vent air test is amended by deleting the first paragraph.

(5) IPC 903.1 Roof extension is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

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

(e) Penalties for Violation. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the IPC. In addition to other sanctions set forth in the IPC, a person or entity that violates the IPC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Energy Conservation Code, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters Commercial Provisions 1 through 6 and Residential Provisions Chapters 1 through 6 inclusive, (“IECC”) is hereby adopted by reference as the Town
of Lochbuie Energy Code as if fully set out in this Ordinance with the additions, deletions, insertions and changes as set forth in this Article.

(b) Compliance Required. No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IECC, as adopted and as amended.

(c) Purpose. The purpose of the IECC is to regulate the design and construction of buildings for the effective use of energy. The IECC is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IECC as adopted by reference by Section 18-1-60(a):

(1) IECC C101.1 Title is amended by the addition of the term "TOWN OF LOCHBUIE" where indicated.

(2) IECC C109.1 General is amended by deleting the last three paragraphs and inserting the following:

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

(3) IECC C109.3 Qualifications is amended by the deletion of this section in its entirety.

(e) Penalties for Violation. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of the IECC. In addition to other sanctions set forth in the IECC, a person or entity that violates the IECC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Property Maintenance Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60418, Chapters 1 through 8 inclusive, ("IPMC") is hereby adopted by reference as the Town of Lochbuie Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

(b) Compliance Required. All existing residential and nonresidential structures and premises shall conform to the requirements of the IPMC, as adopted and as amended.
(c) Purpose. The purpose of the IPMC is to promulgate minimum requirements and standards for all existing residential and nonresidential structures, premises, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IPMC as adopted by reference by Section 18-1-70(a):

(1) IPMC 101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.

(2) IPMC 102.3 Application of Other Codes is amended by the deletion of the last paragraph.

(3) IPMC 103.5 Fees is amended by deleting the section in its entirety.

(4) IPMC 111.2 Membership of board is amended by deleting the section in its entirety and inserting the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”

(5) IPMC 111.2.1 Alternate Members is amended by the deletion of this section in its entirety.

(6) IPMC 111.2.2 Chairman is amended by deleting the section in its entirety.

(7) IPMC 111.2.3 Disqualification of member is amended by deleting the section in its entirety.

(8) IPMC 111.2.4 Secretary is amended by deleting the section in its entirety.

(9) IPMC 111.2.5 Compensation of members is amended by deleting the section in its entirety.

(10) IPMC 111.3 Notice of Meeting is amended by the deletion of this section in its entirety.

(11) IPMC 111.4 Open Hearing is amended by the deletion of this section in its entirety.

(12) IPMC 302.3 Sidewalks and Driveways is amended by the deletion of this section in its entirety.
(13) IPMC 302.4 Weeds is amended by deleting this section in its entirety.

(14) IPMC 302.8 Motor Vehicles is amended by deleting this section in its entirety.

(15) IPMC 304.14 Insect Screens is amended by the deletion of this section in its entirety.

(16) IPMC 308 Rubbish and Garbage is amended by the deleting this section in its entirety.

(17) IPMC 309 Pest Elimination is amended by the deletion of this section in its entirety.

(18) IPMC 604.2 Service is amended by replacing “NFPA 70” with “NFPA 70 Electrical Code adopted by the state of Colorado.”

(e) Penalties for Violation. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of the IPMC. In addition to other sanctions set forth in the IPMC, a person or entity that violates the IPMC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Existing Building Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, (“IEBC”) is hereby adopted by reference as the Town of Lochbuie Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

(b) Compliance Required. No existing building shall be hereafter repaired, altered, have a change of occupancy, be enlarged or relocated in the Town unless the same shall conform with the IEBC, as adopted and as amended

(c) Purpose. The purpose of the IEBC is to regulate the repair, alteration, change of occupancy, addition and relocation of all existing buildings, regardless of occupancy, subject to the criteria set forth in the IEBC.

(d) Amendments. The following deletions, additions, insertions, and changes are hereby made to the IEBC as adopted by reference by Section 18-1-80(a):

(1) IEBC 101.1 Title is amended by the addition of the term “TOWN OF LOCHBUIE” where indicated.
(2) IEBC 1401.2 Conformance is amended by deleting the section in its entirety and replacing it with the following: “Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

(e) Penalties for Violation. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of the IEBC. In addition to other sanctions set forth in the IEBC, a person or entity that violates the IEBC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.


(a) Adoption. The International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, (“ISPS”) is hereby adopted by reference as the Town of Lochbuie Swimming Pool and Spa Code as if fully set out in this ordinance without additions, deletions, insertions or changes.

(b) Compliance Required. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize any system covered by the ISPS Code, or cause the same to be done, in conflict with or in violation of any provision of the ISPS Code.

(c) Purpose. The purpose of the ISPS Code is to establish minimum standards to provide a reasonable level of safety and protection of public health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pools and spas.

(d) Penalties for Violation. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of the ISPS Code. In addition to other sanctions set forth in the ISPS Code, a person or entity that violates the ISPS Code may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.

Section 18-1-100. National Electrical Code.

(a) Adoption. The National Electrical Code NFPA 70, 2017 edition, as promulgated by the National Fire Protection Association, Inc., 1 Batterymarch Park Quincy, Massachusetts, 02169-7471, and as adopted by the State of Colorado (“NEC”) is hereby adopted by reference as the Town of Lochbuie Electrical Code as if fully set out in this ordinance without additions, deletions, insertions or changes.
(b) Compliance Required. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize any system covered by the NEC, or cause the same to be done, in conflict with or in violation of any provision of the NEC.

(c) Purpose. The purpose of the NEC is to govern the design, installation, construction and maintenance of electrical systems, provide reasonable safeguards to protect the public health and safety against the hazards of inadequate, defective or unsafe electrical systems and installations.

(d) Penalties for Violation. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of the NEC. In addition to other sanctions set forth in the NEC, a person or entity that violates the NEC may be fined in an amount not to exceed the maximum fine amount permitted to be imposed by the municipal court or imprisoned for a term not to exceed one year, or both such fine and imprisonment, as more fully set forth in Section 1-4-20 of the Municipal Code.

Section 2. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Board of Trustees hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 3. Safety Clause. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Lochbuie, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relationship to the proper legislative object sought to be obtained.

Section 4. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 5. Effective Date. This Ordinance shall take effect on January 1, 2020, a date which is at least 30 days following its publication by title.

ADOPTED by a vote of ___ in favor, ___ against and ___ abstaining, AND ORDERED PUBLISHED by title only following public hearing, this 22nd day of October, 2019.
READ AND INTRODUCED this 3rd day of September, 2019 and public hearing scheduled for October 15, 2019 (opened on October 15, 2019 and continued until October 22, 2019).

TOWN OF LOCHBUIE, COLORADO

[Signature]

Jacob Longren, Mayor

ADOPTED by a vote of 5 in favor, 1 against and 0 abstaining, AND ORDERED PUBLISHED by title only following public hearing, this 22nd day of October, 2019.

TOWN OF LOCHBUIE, COLORADO

[Signature]

Jacob Longren, Mayor

I hereby certify that the above Ordinance was adopted by the Board of Trustees of the Town of Lochbuie at its meeting of October 22, 2019 and ordered published by title only by The Brighton Blade newspaper on October 30, 2019.

[SEAL]

ATTEST:

[Signature]

Linda Blackston, Town Clerk

[SEAL]