

REQUEST FOR COUNCIL ACTION

ORDINANCE: O-2018-6

SUBJECT: An Ordinance Repealing and Reenacting Certain Provisions of Title 14 of the Lakewood Municipal Code Including Adoption by Reference of the 2015 Editions of Certain International Code Council Codes and the National Electrical Code, and Establishing Penalties Therefor

RECOMMENDATION: Approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Lakewood Building Code is contained within several chapters of Title 14 of the Lakewood Municipal Code. Updated editions of several model codes published by international code development organizations are proposed to be adopted by reference and City of Lakewood amendments to the published codes are proposed to reflect local conditions or practices.

The Lakewood Board of Appeals reviewed the proposed ordinance and approved a resolution recommending City Council approve the ordinance adopting the Lakewood Building Code. The resolution is attached.

The attached background memo was sent to City Council with the March 5th Study Session packet and discusses the review by stakeholders in more detail. The memo also summarizes the published building codes proposed for adoption and the proposed City amendments to the codes. With the exception of the International Swimming Pool and Spa Code, the codes proposed for adoption are updated editions of the codes currently adopted. The International Swimming Pool and Spa Code is proposed for adoption in order to provide a single code document with provisions for commercial and residential pools and hot tubs.

The attached strikethrough/underline version of the ordinance shows additions or changes to the current Title 14 chapters and the published building codes. During the final review with the Board of Appeals, clarifications to a few reference citations within the proposed ordinance were made: No other changes have been made to the ordinance since City Council reviewed the draft ordinance in March.

REVISED SECOND READING DATE: Because the second reading was deferred at the time first reading of this ordinance occurred, an amendment is recommended to change the effective date of the Lakewood Building Code. The recommended amendment is described in the memorandum that follows this Request for Council Action.

DATE OF FIRST READING: April 9, 2018

DATE OF SECOND READING: June 11, 2018

ORIGINATED BY: Public Works Department

STAFF PERSON RESPONSIBLE: Jay N. Hutchison, Director of Public Works
303-987-7901

DOCUMENT(S) ATTACHED: **Effective date memo**
Ordinance O-2018-6
Strikethrough/underline ordinance
Board of Appeals Resolution
Background memo from study session

SUBMITTED BY:
Jay N. Hutchison, Director of Public Works

REVIEWED BY:
Benjamin B. Goldstein, Deputy City Manager
Kathleen E. Hodgson, City Manager

MEMORANDUM

To: Mayor and City Council

Thru: Jay N. Hutchison, Director, Public Works Department

From: Anne Heine, City Engineer
Mike Sizemore, Building Official

Date: May 23, 2018

Subject: Update to the Lakewood Building Code – Ordinance O-2018-06

At the June 11, 2018 City Council meeting, the City Council will be considering an update to the Lakewood Building Code as the second reading of Ordinance O-2018-06.

The ordinance includes a section establishing the effective date of the Lakewood Building Code as July 1, 2018. This effective date was intended to give building permit applicants sufficient time to adapt to the newly adopted codes after the ordinance becomes effective.

Because the second reading of the ordinance has been delayed from the original schedule, Public Works is requesting the ordinance be amended to make September 1, 2018 the effective date of the Lakewood Building Code. Section 13 should have each instance of July 1, 2018 amended to September 1, 2018, which could be accomplished by adoption of the following motion:

“I move that all instances of the date of July 1, 2018 in Section 13 of Ordinance O-2018-06 be replaced with the date of September 1, 2018.”

Please contact Jay Hutchison with questions regarding this memo or Ordinance O-2018-06.

O-2018-6

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CERTAIN PROVISIONS OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE INCLUDING ADOPTION BY REFERENCE OF THE 2015 EDITIONS OF THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL BUILDING CODE; INTERNATIONAL RESIDENTIAL CODE INCLUDING APPENDICES E, F AND H; INTERNATIONAL MECHANICAL CODE; INTERNATIONAL FUEL GAS CODE; INTERNATIONAL PLUMBING CODE INCLUDING APPENDICES B, C, D, AND E; INTERNATIONAL EXISTING BUILDING CODE; INTERNATIONAL ENERGY CONSERVATION CODE INCLUDING APPENDIX RB; INTERNATIONAL SWIMMING POOL AND SPA CODE; INTERNATIONAL FIRE CODE INCLUDING APPENDICES B, C, D, F, G, H, I, K AND L; AND ADOPTION BY REFERENCE OF THE NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION INCLUDING ANNEXES C AND H, 2017 EDITION; AND ESTABLISHING THE PENALTIES THEREFOR

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.01 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.01.010 Citation.

This Title 14, Chapters 14.01 through 14.12, and 14.24, including all codes herein adopted, as amended or modified, may be cited as the "Lakewood Building Code" or the "Building Code."

14.01.020 Codes available.

At least one copy of each of the codes adopted by the City and included within this Title 14 shall be on file in the office of the Building Official and available for inspection during regular business hours.

14.01.030 References to public officials or departments.

A. Whenever there are any references in the Building Code to public officials by title of office held or to particular departments, boards, commissions, bureaus or other agencies of the City, such references shall be taken to refer to the appropriate public officials of the City holding comparable or similar offices in said City, although not

designated by the same official title. In any event, the City Manager is authorized to designate and determine the department, public official or agency or other entity having jurisdiction and authority to enforce or to administer this Building Code or any particular part thereof, unless otherwise clearly provided by law or ordinance.

B. Whenever a reference is made to the Building Department, the same shall be taken to mean the department of the City having the jurisdiction and authority to enforce or administer this Building Code, including, but not limited to, building inspection, plan review, contractor registration, environmental control and permit issuance. Whenever the word "Director" is used, said word shall mean the Director of department of the City having jurisdiction and authority to enforce or administer this Building Code.

14.01.040 General application.

Unless otherwise specified herein, the provisions of this Title 14 related to such matters as permits, registration and appeals, shall be generally applicable to each of the individual codes adopted herein.

14.01.050 Compliance.

Any person receiving a permit to perform work under the provisions of this Title 14 must comply with all City ordinances and regulations relating to construction or to construction-related activities.

14.01.060 Fees.

A. 1. The City Council shall by resolution establish or modify fees relating to the codes adopted herein. Upon application to the City Manager, the City Manager may waive or reduce said fees if such action will further the economic goals of the City as set forth in Section 3.26.010 of the Lakewood Municipal Code. Said finding shall be made in writing.

2. The government of the United States of America, the State of Colorado and its political subdivisions, school districts and the City of Lakewood, shall be exempt from the payment of fees for work performed on buildings, structures, or equipment owned wholly by such agencies or departments and devoted exclusively to government use.

B. Permit Fees. Permit fees shall be paid prior to permit issuance.

C. Plan review fees. When submittal documents are required, a plan review fee shall be paid at the time of submitting the documents for plan review. The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.

D. Valuation.

1. The estimated determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

2. The Building Official may use as guidelines for determining value or valuation, the building valuation data published by the International Code Council.

E. Audit of fees. Fees remitted to the City prior to building permit issuance shall be subject to adjustment in the manner provided in Chapter 3.01 of the Lakewood Municipal Code within three years from the date of the issuance of a Certificate of Occupancy for the project or the date of the final inspection by the City of the project if the actual valuation is either less than or greater than the estimated valuation upon which fee calculations were based.

F. 1. Work commencing before permit issuance. Whenever any work for which a permit is required by this Building Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee as otherwise required.

SECTION 2. Chapter 14.02 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.02.010 International Building Code, 2015 Edition, adopted by reference, generally. Pursuant to Title 31, Article 16, C.R.S., and the Lakewood City Charter, the International Building Code of the International Code Council, 2015 Edition, hereinafter "International Building Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.02.020 Purpose of the International Building Code.

The purpose of the International Building Code 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 buildings and structures within the City and certain equipment specifically regulated in this code.

14.02.040 Amendments to certain provisions of the International Building Code.

Certain provisions of the International Building Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.4 is deleted.
3. Subsection 102.6 is replaced with the following:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, the International Existing Building Code, or as deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

4. Section 103 is deleted.
5. Subsection 105.1.1 is deleted.
6. Subsection 105.1.2 is deleted.

7. Subsection 105.2 is replaced with the following:

105.2 Work Exempt from Permit. A building permit will not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, pergolas, playhouses and similar uses, provided the floor area does not exceed 120 square feet.
2. Moveable cases, cabinets, counters, and partitions not over five feet-nine inches in height.
3. Retaining walls not exceeding 30 inches in height, measuring from grade to top of the wall unless supporting a surcharge or impounding flammable liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
5. Private walks and driveways not more than 30 inches above grade and not over any basement or story below and not part of an accessible route.
6. Painting, paper and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery, subject to fire department approval.
8. Window awnings supported by an exterior wall of Group R, Division 3 Occupancies when projecting not more than 54 inches.
9. Shutters, windows, gutters, doors and other minor cosmetic additions not affecting the structure.
10. Roof repairs of less than 100 square feet unless the repair requires removal of mechanical or electrical equipment.
11. Any unforeseen emergency situation whereby the lack of immediate corrective action creates a substantial risk to life, property, health or welfare. Any registered contractor who starts or completes work under this exemption shall obtain the appropriate permit the next business day. Failure to obtain such required permit may be cause for suspension or revocation of the contractor's registration and the permit fee may be doubled.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

8. Subsection 105.2.3 is deleted.
9. Subsection 109.2 is replaced with the following:

109.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

10. Subsection 109.3 is deleted.
11. Subsection 109.4 is deleted.
12. Subsection 110.3.5 is amended by deleting the exception.
13. Subsection 111.2 is replaced with the following:

111.2 Certificate issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this or other laws that are enforced by the code enforcement agencies, the Building Official shall issue a certificate of occupancy.

14. Subsection 111.3 is replaced with the following:

111.3 Temporary occupancy. A Temporary Certificate of Occupancy may be issued under the following conditions and stipulations:

1. All, partial and/or final inspections on the building shall have been made.
2. On-site improvements such as grading, drainage, parking, sidewalks, landscaping, retaining walls and other features that appear on the approved plans shall be completed.
3. Public improvements such as curb, gutter and sidewalk, street paving, street lighting, landscaping of public way, drainage, structures and all other features that appear on the approved plans shall be completed and accepted.
4. In lieu of completion of any on-site or public improvements as required in 2 or 3 above, the Building Inspection and Engineering Sections may collectively review the circumstances involved and determine the advisability of issuing a Temporary Certificate of Occupancy for a stipulated period of time. The decision to issue a Temporary Certificate of Occupancy will, in addition to the other requirements, be based upon whether sufficient improvements, including but not limited to, drainage improvements, street paving, driveways, and parking areas, have been completed as are necessary for the health, safety and welfare of any users of the property.
5. A stipulation of the Temporary Certificate of Occupancy may be the posting of surety in the form of a Letter of Credit or cash in an amount equal to 150 percent of the total cost of the work to be done at the time the Temporary Certificate of Occupancy is granted. The surety shall be posted for the period of time that the Temporary Certificate of Occupancy is issued. If the work is not completed during the specified time, the surety may be forfeited and used by the City, as necessary, to complete the work. Legal action may be taken to enforce the terms and conditions that prompted the issuance of the Temporary Certificate of Occupancy.
6. A Temporary Certificate of Occupancy may be issued for any period of time, not to exceed 180 days. The 180-day certificate shall be issued only on the basis of extraordinary need in order to comply

with major requirements and it may be renewed by the Building Official upon a showing of continued extraordinary circumstances. Said renewals may be granted for a period not to exceed 90 days.

15. Section 113 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.02 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

- B. The provisions of Chapter 4 shall include the following amendments:

1. A new subsection 420.7 is added to read as follows:

420.7 Electrical Vehicle Charging: When parking spaces are required to be electric vehicle charging stations (EVCS) capable of supporting future electrical vehicle chargers, they shall be identified on the construction documents. Construction documents shall indicate the location of the proposed EVCS.

420.7.1 Single EVCS required. When only one EVCS space is required, a listed raceway to accommodate a dedicated 208/240-volt branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Construction documents shall identify the raceway termination point. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70.

420.7.2 Multiple EVCS required. Construction documents shall indicate the raceway termination point and proposed location of future EVCS and electric vehicle chargers. Construction documents shall also provide information on amperage of future electric vehicle supply equipment, raceway methods(s) wiring schematics and electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all electric vehicles at all required EVCS at the full rated amperage of the electrical vehicle supply equipment. Plan design shall be based upon 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at time of the original construction. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70.

420.7.3 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electrical

vehicle charging as “EV CAPABLE.” The raceway termination location shall be permanently and visibly marked as “EV CAPABLE.”

C. The provisions of Chapter 16 shall include the following amendments:

1. Subsection 1608.2 is replaced with the following:

1608.2 Ground snow loads. The ground snow load established for the City of Lakewood is 30 pounds per square foot and is not reducible.

2. Subsection 1609.3 is replaced with the following:

1609.3 Basic and Ultimate design wind speed. The basic wind speed for the City of Lakewood is established as 100 mph Vasd and 130 Vult, for all structures east of the 10,000 West block and 120 Vasd and 155 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category II buildings and structures shall be 138 Vult for all structures east of the 10,000 West block and 166 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category III and IV buildings and structures shall be 148 for all structures east of the 10,000 West block and 178 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category I buildings and structures shall be 130 Vult for all structures east of the 10,000 West block and 155 Vult for all other structures in all other locations.

3. Subsection 1609.4 is replaced with the following:

1609.4 Exposure category. Exposure C shall be used for the design of all structures in the City of Lakewood.

D. The provisions of Chapter 29 shall include the following amendments:

1. Table 2902.1 add footnote f to read as follows:

f. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer.

E. The provisions of Chapter 30 shall include the following amendments:

1. A new section 3009 is added to read as follows:

Section 3009 Permits and Certificates of Inspection.

3009.1 Permits required. It shall be unlawful to hereafter install any new elevator, moving walk, escalator or dumbwaiter, or to make major alternations to any existing elevator, dumbwaiter, escalator or moving walk as defined in Part XII of the ANSI code, without having first obtained a permit for such installation from the State of Colorado.

Exception: Permits for conveyances installed within a dwelling unit shall be obtained from the City of Lakewood.

3009.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the State of Colorado.

Exception: Certificate of inspection shall not be required for conveyances within a dwelling unit.

F. The provisions of Chapter 31 shall include the following amendment:

1. Section 3109 is replaced with the following:

3109.1 General. Swimming pool enclosures and safety devices shall comply with the International Swimming Pool and Spa Code, 2015 Edition, as amended.

G. The provisions of Chapter 33 shall include the following amendments:

1. Subsection 3302.2 is replaced with the following:

3302.2 Manner of removal. Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining properties and public rights-of-way.

3302.2.1 Recycling required. For all new buildings, additions, or remodels with a total interior space over 2,500 square feet, or for developments with multiple buildings with a combined total interior space over 5,000 square feet, a construction waste management plan that demonstrates all recyclable concrete, asphalt, untreated wood, metal, and cardboard materials will be donated, reused, or recycled, is required at the time of application for a building permit. The construction waste management plan shall be conspicuously posted on the construction site and labeled containers shall be provided at the construction site for use in capturing recyclable material. Evidence of compliance with the construction waste management plan, such as hauler or recycle center receipts, shall be provided before a Certificate of Occupancy is issued.

2. A new subsection 3303.1.1 is added to read as follows:

3303.1.1 Demolition waste management plan. A demolition waste management plan that demonstrates all recyclable concrete, asphalt, metal materials will be donated, reused, or recycled, and where possible, all remaining materials, such as doors, windows, cabinets, and fixtures, will be recycled, is required at the time of application for a demolition permit. The demolition waste management plan shall be conspicuously posted at the demolition site and labeled containers shall be provided at the demolition site for use in capturing recyclable material. Evidence of compliance with the demolition waste management plan, such as hauler or recycle center receipts, shall be provided before a final inspection is completed.

14.02.070 Penalties for violations of the International Building Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 3. Chapter 14.03 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.03.010 International Swimming Pool and Spa Code 2015 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S. and the Lakewood City Charter, the International Swimming Pool and Spa Code of the International Code Council, 2015 Edition, hereinafter "International Swimming Pool and Spa Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.03.020 Purpose of the International Swimming Pool and Spa Code:

The purpose of the International Pool and Spa Code is to establish and maintain minimum standards to provide a reasonable level of safety and protection of 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.

14.03.030 Amendments to certain provisions of the International Swimming Pool and Spa Code.

Certain provisions of the International Swimming Pool and Spa Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 103 is deleted.
3. Subsection 105.5 is deleted
4. Subsection 105.6 is replaced with the following:

105.6 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

5. Section 108 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.03 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

14.03.040 Penalties for violations of International Swimming Pool and Spa Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 4. Chapter 14.04 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.04.010 International Mechanical Code, 2015 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., and the Lakewood City Charter, the International Mechanical Code of the International Code Council, 2015 Edition, hereinafter "International Mechanical Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.04.020 Purpose of the International Mechanical Code.

The purpose of the International Mechanical Code is to provide complete requirements for the installation and maintenance of heating, ventilating, comfort cooling and refrigeration systems. Its subject matter is the regulation of the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances.

14.04.040 Amendments to certain provisions of the International Mechanical Code.

Certain provisions of the International Mechanical Code, as indicated herein, are hereby amended.

- A. The provisions of Chapter 1 shall include the following amendments:
1. Subsection 101.1 is deleted.
 2. Section 103 is deleted.
 3. Subsection 106.5.2 is replaced with the following:

106.5.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.04 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

- B. The provisions of Chapter 5 shall include the following amendment:

1. Subsection 506.3.2.5 is amended to add the following third paragraph:

An approved smoke test is an acceptable means of testing when the duct is already installed in place. A smoke test shall be performed in the presence of the mechanical inspector by securely capping off both ends of the section of ductwork to be tested. Smoke shall be introduced into the duct by use of a sufficient number of smoke candles to fill the duct with smoke. Sufficient pressure shall then be introduced into the sealed section of duct to force smoke out of any openings. Access to all portions of the duct to be inspected shall be provided for the inspector.

- C. The provisions of Chapter 9 shall include the following amendment:

1. A new subsection 928.2 is added to read as follows:

928.2 Once-through cooling for appliances and equipment. Once-through or single-pass cooling equipment shall be prohibited.

14.04.070 Penalties for violations of International Mechanical Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 5. Chapter 14.05 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.05.010 International Plumbing Code, 2015 Edition, adopted by reference generally.

Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Plumbing Code of the International Code Council, 2015 Edition, including Appendices B, C, D, and E, herein after "International Plumbing Code," is hereby adopted by reference, subject to the deletions, amendments, and additions contained herein.

14.05.020 Purpose of International Plumbing Code.

The purpose of the International Plumbing Code is to protect the public health and safety by regulation of the installation, alteration or repair of plumbing and drainage systems and providing for the inspection thereof within the City of Lakewood. The subject matter of the code is the installation, alteration or repair of plumbing and drainage systems and the inspection thereof.

14.05.040 Amendments to certain provisions the International Plumbing Code.

Certain provisions of the International Plumbing Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendment:

1. Subsection 101.1 is deleted.
2. Section 103 is deleted.
3. Subsection 106.6.2 is replaced with the following:

106.6.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 106.6.3 is deleted.
5. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.05 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of Chapter 3 shall include the following amendment:

1. Subsection 305.4.1 is replaced with the following:

305.4.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below finished grade.

C. The provisions of Chapter 4 shall include the following amendment:

1. Table 403.1 footnote f is replaced with the following:

f. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer.

2. Subsection 417.3 is replaced with the following:

417.3 Shower waste outlet. Waste outlets serving showers shall be at least 2 inches in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than $\frac{1}{4}$ inch in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located and the floor pitched so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

- D. The provisions of Chapter 6 shall include the following amendments:
1. Subsection 603.1 is amended by adding a second paragraph to read as follows:

The minimum size of the cold-water distribution pipe from the entry to the building to the water heater shall be 1 inch for dwelling units with more than two bathrooms roughed in or complete.

- E. The provisions of Chapter 7 shall include the following amendments:
1. Subsection 706.3 is amended by deleting the exception.
2. Subsection 706.4 is deleted.
3. Table 709.1 is amended by changing the minimum size of trap for a shower with a flow rating of 5.7 gpm or less from 1 $\frac{1}{2}$ inches to 2 inches.

- F. The provisions of Chapter 9 shall include the following amendments:
1. Subsection 903.1 is replaced with the following:

903.1 Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vents shall be extended at least 7 feet above the roof.

2. Subsection 909.1 is amended by deleting the exception.
3. Subsection 915.2 is amended by replacing the first paragraph as follows:

915.2 Installation. The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a sink, lavatory or drinking fountain and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet.

- G. The provisions of Chapter 11 shall include the following amendment:
1. Subsection 1108.1 is replaced with the following:

1108.1 Secondary drains or scuppers. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the

primary drains allow buildup for any reason. The secondary (emergency) drains and scuppers shall be installed with the inlet located 2 inches above the low point of the roof.

14.05.070 Penalties for violations of International Plumbing Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 6. Chapter 14.06 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.06.010 National Electrical Code, 2017 Edition, adopted by reference, generally. Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the National Electrical Code of the National Fire Protection Association, 2017 Edition, including Annex C and Annex H, hereinafter "National Electrical Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained in this chapter.

14.06.020 Purpose of the National Electrical Code.

The purpose of the National Electrical Code is to safeguard persons in buildings and their contents from hazards arising from the use of electricity for lights, heat, power, radio, signaling, and for other purposes. The subject matter of the code is the regulation of electrical conductors and equipment installed within or on public and private buildings and other premises, including yards, carnival and parking lots, and industrial substations; also the conductors that connect the installations to a supply of electricity, and other outside conductors adjacent to the premises; also mobile homes and recreational vehicles.

14.06.040 Amendments to certain provisions of the National Electrical Code.

Certain provisions of the National Electrical Code, as indicated in this section, are hereby amended.

A. The provisions of Annex H shall include the following amendments:

1. Subsection 80.15 is deleted.
2. Subsection 80.19 (D) is deleted.
3. Subsection 80.19 (E) is replaced with the following:

80.19(E) Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 80.23 (B) is deleted.
5. Subsection 80.27 is deleted.

14.06.070 Penalties for violations of the National Electrical Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 7. Chapter 14.07 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.07.010 International Existing Building Code, 2015 Edition adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S. and the Lakewood Municipal Charter, The International Existing Building Code of the International Code Council, 2015 Edition, hereinafter "International Existing Building Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.07.020 Purpose of the International Existing Building Code.

The purpose of the International Existing Building Code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

14.07.040 Amendments to certain provisions of the International Existing Building Code.

Certain provisions of the International Existing Building Code, as indicated herein, are hereby amended.

- A. The provisions of Chapter 1 shall include the following amendments:
 1. Subsection 101.1 is deleted.
 2. Subsection 101.4.2 is replaced with the following:

101.4.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Fire Code or the International Building Code, or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

3. Section 103 is deleted
4. Subsection 105.1.1 is deleted.
5. Subsection 105.1.2 is deleted
6. The first paragraph of Subsection 105.3 is replaced with the

following:

105.3 Application for Permit. To obtain a permit, the applicant shall file an application in writing on a form furnished by the City of Lakewood for that purpose.

7. Section 108 is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

8. Section 112 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.07 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of Chapter 4 shall include the following amendment:

1. Subsection 403.8 is deleted

C. The provisions of Chapter 13 shall include the following amendments:

1. Subsection 1301.2 is replaced with the following:

1301.2 Conformance. No building, structure or improvement shall be moved from or into the City, or transported upon any public highway in the City until and unless a building permit to move and set and a transport permit has been obtained therefor and said building structure or improvement complies with the provisions of this section. All such buildings, structures and improvements shall comply with this Code.

1301.2.1 Procedure.

1. Any person who wishes to obtain a building permit, to move and set, in compliance herewith, shall apply at the City, request an inspection of the building, structure or improvement to be moved and set, and file an application for such permit with the Department.
2. The applicant shall submit with an application for said building permit a plot plan, footing and foundation plan and construction plans for any new construction.

3. If the building, structure or improvement is located in the City, all outstanding property taxes shall be paid, and the applicant shall submit with the application a statement from the County Treasurer showing that all past and current taxes have been paid before any permit shall be issued.
4. Upon receipt of the above items, the Building Official shall inspect said building, structure or improvement, and the proposed location where same will be set within the City of Lakewood and upon determining that the proposed development complies with this code and the zoning ordinance, the Building Official shall issue the building permit to move and set. The City Clerk shall issue a transport permit, providing said building complies with the ordinance. The City Traffic Engineer will designate the route to be traveled. The transport permit is good only for the date specified on the permit. The transport permit will not be issued if 180 days or more have lapsed from the date of inspection by the Building Official.
5. There will be a building permit fee as adopted by City Council resolution to cover costs of investigation and inspection for determining the structural soundness of buildings, structures or improvements to be modified, which fee is payable in advance and must accompany the application provided for herein. The inspection shall determine what will be necessary to bring buildings, structures or improvements into compliance with the Lakewood Building Code should the building not comply. This fee is not refundable. If buildings, structures or improvements are found in compliance with the Lakewood Building Code, a building permit will be issued at the regular building permit fee.
6. The transport permit provided for in this section shall not be in lieu of any building permits, which may be required by the City.
7. No transport or building permit to move and set shall be issued until the applicant has first obtained any necessary permits from the telephone company, public utilities companies, railroad companies, the Colorado Department of Transportation, and the City Traffic Engineer unless it can be shown by the applicant that these agencies disclaim interest in the matter.
8. No transport or building permit to move and set shall be issued for any building, structure or improvement exceeding 24 feet in width, 20 feet maximum loaded in height, or in excess of 55 feet in length.
9. No person, corporation or company shall transport, move or set any building, structure or improvement in the City of Lakewood until and unless such person, corporation or company shall post with the City of Lakewood a good and sufficient indemnity bond in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) in favor of the City of Lakewood and any persons who may suffer damage by reason of such transportation, moving or setting. Such bond shall be made by a surety corporation authorized to do business in this state, and may

be issued on an annual basis, but shall not be in excess of such period of time.

- D. The provisions of Chapter 7 shall include the following amendments:
 - 1. Subsection 707.2 is amended by deleting exception 3.
 - 2. Subsection 707.3.2 is deleted.

- E. The provisions of Chapter 14 shall include the following amendments:
 - 1. Subsection 1401.2 is amended by inserting "March 27, 1972," in the place designated for the applicable date.
 - 2. Subsection 1401.3.2 is replaced with the following:

1401.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

14.07.070 Penalties for violation of the International Existing Building Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 8. Chapter 14.08 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.08.010 International Energy Conservation Code, 2015 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., as amended, and the Lakewood City Charter, the International Energy Conservation Code of the International Code Council, 2015 Edition, including Appendix RB, hereinafter "International Energy Conservation Code," is hereby adopted by reference.

14.08.020 Purpose of the International Energy Conservation Code.

The purpose of the International Energy Conservation Code is to adopt and enforce efficiency standards for the construction and renovation of residential and nonresidential buildings. All construction shall conform to the International Energy Conservation Code as set forth in or incorporated by this chapter.

14.08.040 Amendments to certain provisions of the International Energy Conservation Code.

Certain provisions of the International Energy Conservation Code, as indicated herein, are hereby amended.

- A. The provisions of Chapter 1 (CE) shall include the following amendments:
1. Subsection C101.1 is deleted.
 2. Section C107 is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

3. Section C109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.08 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

- B. The provisions of Chapter 4 (CE) shall include the following amendment:
1. A new Section C409 is added to read as follows:

C409 Solar Ready Zone

C409.1 General. A solar ready zone shall be located on the roof of buildings that are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs. Solar ready zones shall comply with sections C409.2 through C409.8.

Exceptions:

1. A building with a permanently installed on-site renewable energy system.
2. A building with a solar ready zone that is shaded for more than 70 percent of daylight hours annually.
3. A building where the licensed design professional certifies that the incident solar radiation available to the building is not suitable for a solar ready zone
4. A building where the licensed design professional certifies that the solar zone area required by Section C409.3 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas or other obstructions.

C409.2 Construction document requirements for solar ready zone. Construction documents shall indicate the solar ready zone.

C409.3 Solar ready zone area. The total solar ready zone area shall not be less than 40% of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas and mandatory access or set back areas as required by the International Fire Code. The solar ready zone shall be a single area or a smaller separated sub-

zone areas. Each sub-zone shall be not less than 5 feet in width in the narrowest dimension.

C409.4 Obstructions. Solar ready zones shall be free from obstructions including pipes, vents, ducts, HVAC equipment, skylights, and roof mounted equipment.

C409.5 Roof loads and documentation. A collateral dead load of not less than 5 pounds per square foot (5 psf) shall be included in the gravity and lateral design calculations for the solar ready zone. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

C409.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit or piping from the solar ready zone to the electrical service panel or service hot water system.

C409.7 Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

C409.8 Construction documentation certificate. A permanent certificate, indicating the solar ready zone and other requirements of this section shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or licensed design professional

- C. The provisions of Chapter 5 (CE) shall include the following amendment:
1. Subsection C501.4 is replaced with the following:

C501.4 Compliance. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Existing Building Code and NFPA 70.

- D. The provisions of Chapter 1 (RE) shall include the following amendments:
1. Subsection R101.1 is deleted.
 2. Section R107 is replaced with following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

3. Section R109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.08 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

- E. The provisions of Chapter 4 (RE) shall include the following amendments:
1. A new Subsection R404.2 is added to read as follows:

R404.2 Electrical Energy Consumption Meter: Each dwelling located in R-2 apartment houses shall have separate electrical meters.

2. Subsection R402.4.1.2 is replaced with the following:

R402.4.1.2 Testing. Single family detached dwelling units shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour or 0.24 cubic feet per minute. Attached single family or multifamily dwelling units shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour or 0.30 cubic feet per minute. Testing shall be conducted in accordance with ASTM E 779, ASTM E 1827 or RESNET/ICC 380 and reported at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed beyond the intended weather stripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open. Access hatches to conditioned crawl spaces and conditioned attics shall be open;
4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

3. Subsection R405.4.2 is replaced with the following:

R405.4.2 Compliance report. Compliance software tools shall generate a report that documents that the proposed design complies with Section R405.3.

A compliance report on the proposed design shall be submitted with the application for the building permit. Upon completion of the building, a compliance report based upon the as-built condition of the building shall be submitted to the code official before a certificate of occupancy is issued. Batch sampling of buildings to determine energy code compliance for all buildings in the batch shall be permitted when approved by the code official.

Compliance reports shall include information in accordance with Sections R405.4.2.1 and R405.4.2.2. Where the proposed design of a building could be built on different sites where the cardinal orientation of the building on each site is different, compliance of the proposed design for the purposes of the application for the building permit shall be based upon the worst-case orientation, worst-case configuration, worst-case building air leakage and worst-case duct leakage. Such worst-case parameters shall be used as inputs to the compliance software for energy analysis.

4. Subsection R406.4 is replaced with the following:

R406.4 ERI reference design. Compliance based on an Energy Rating Index analysis requires that the rated design be shown to have an ERI less than or equal to 61.

5. Table 406.4 is deleted.

14.08.070 Penalties for violations of the International Energy Conservation Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 9. Chapter 14.09 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.09.010 International Residential Code, 2015 Edition Adopted by Reference, Generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., as amended, and the Lakewood City Charter, the International Residential Code of the International Code Council, 2015

Edition, including Appendices E, F, and H as amended, hereinafter “International Residential Code,” is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.09.020 Purpose of the International Residential Code.

The purpose of the International Residential Code is to adopt and enforce minimum standards to safeguard life or limb, health and public welfare for the construction and renovation of one- and two-family dwellings and townhouses. All construction shall conform to the International Residential Code set forth in or incorporated by this chapter.

14.09.040 Amendments to certain provisions of the International Residential Code.

Certain provisions of the International Residential Code, as indicated herein, are hereby amended.

- A. The provisions of Chapter 1 shall include the following amendments:
1. Subsection R101.1 is deleted.
 2. Subsection R101.2 is replaced with the following:

R101.2 Scope. The provisions of the International Residential Code for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures.

Exceptions:

1. Live/work units located in townhouses and complying with Section 419 of the International Building Code shall be permitted to be constructed in accordance with the International Residential Code. Fire Protection must be provided per the International Building Code Subsections 419.5 and 420.5.
 2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code. Fire protection must be provided per the International Building Code Subsection 420.5.
3. Subsection R102.7 is replaced with the following:

R102.7 Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Existing Building Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirement of this code, unless otherwise stated. Additions, alteration, repairs and relocations

shall not cause and existing structure to become unsafe or adversely affect the performance of the building.

4. Section R103 is deleted.
5. The portion of subsection R105.2 under the heading of "Building" is replaced with the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, pergolas, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
 2. Retaining walls not exceeding 30 inches in height, measuring from grade to top of the wall unless supporting a surcharge.
 3. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
 4. Private sidewalks and driveways not more than 30 inches above grade and not over any basement or story below.
 5. Painting, paper, and similar finish work.
 6. Prefabricated swimming pools that are less than 24 inches deep.
 7. Window awnings supported by an exterior wall of Group R-3 occupancies when projecting not more than 54 inches from the exterior wall and not requiring additional support.
 8. Shutters, windows, gutters, doors and other minor cosmetic additions not affecting the structure.
 9. Swings and other playground equipment accessory to a one or two family dwelling or townhouse.
 10. Roof covering repairs of less than 100 square feet unless the repair requires removal of mechanical or electrical equipment.
 11. Decks not over 200 square feet in area that are not more than 30 inches above grade at any point, are not structurally attached to the dwelling, do not serve the required exit door and are not installed over a required emergency escape and rescue opening.
 12. Any unforeseen emergency situation whereby the lack of immediate corrective action creates a substantial risk to life, property, health or welfare. Any registered contractor who starts or completes work under this exemption shall obtain the appropriate permit the next business day. Failure to obtain such required permit may be cause for suspension or revocation of the contractor's registration and the permit fee may be doubled.
6. Subsection R105.2.3 is deleted.
 7. A new subsection 106.1.5 is added to read as follows:

R106.1.5 Construction or Demolition Waste Management Plan. For all new buildings, additions, or remodels with a total interior space over 2,500 square feet, or for developments with multiple buildings with a combined total interior space

over 5,000 square feet, a construction waste management plan that demonstrates all recyclable concrete, asphalt, untreated wood, metal, and cardboard materials will be donated, reused, or recycled, is required at the time of application for a building permit. In the case of any building demolition, a demolition waste management plan that demonstrates all recyclable concrete, asphalt, and metal materials will be donated, reused, or recycled, and where possible, all remaining materials, such as doors, windows, cabinets, and fixtures, will be recycled, is required at the time of application for a demolition permit. The waste management plan shall be conspicuously posted on the construction site and labeled containers shall be provided at the construction-site for use in capturing recyclable material. Evidence of compliance with the waste management plan, such as hauler or recycle center receipts, shall be provided before a Certificate of Occupancy is issued, or in the case of demolition, before a final inspection is completed.

8. Section R108 is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

B. The provisions of Chapter 3 shall include the following amendments:

1. Table R301.2 (1) is replaced with the following:

Table R301.2 (1)

Ground Snow Load	Wind Speed ^d (mph)	Seismic Design Category ^g	SUBJECT TO DAMAGE FROM					Ice barrier Under- layment Required ⁱ	Flood Hazards	Air Freezing Index ^j	Mean Annual Temp ^k
			Weathering ^a	Frost depth ^b	Termite ^c	Accumulated snow	Winter design temp				
30 PSF	Exposure C	B	Severe	36 inches	Slight to Moderate	12 inches	1° F	No	NFIP: July 21, 1972 FIRM: June 17, 2003	532	51°F

Footnote d is replaced with the following:

d. The City of Lakewood is located in a “Special Wind Region.” Design wind speed for the City of Lakewood is established as 100 mph Vasd and 130 Vult, 3-second gust for all structures east of the 10,000 West block and 120 Vasd and 155 Vult for all other structures in all other locations.

*Ground snow load is not reducible.

2. Subsection R302.2 is replaced with the following:

R302.2 Townhouses. A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 shall be provided. The cavity of the common wall shall not contain plumbing or mechanical equipment, ducts or vents. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4. Fire walls shall be constructed in accordance with Section 706 of the International Building Code.

3. Subsection R302.4 is amended by deleting exception 5.
4. Subsection R309.5 is replaced with the following:

R309.5 Electric Vehicle Charging: Newly constructed one- or two-family dwellings and townhouses with a dedicated attached or detached garage shall facilitate future installation and use of electric vehicle chargers. For each dwelling unit, a 208/240-volt individual branch circuit or a listed raceway to accommodate a future individual branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70. Exception: Additions and alterations to existing one- or two-family dwellings and townhomes constructed per the International Residential Code are exempt from this requirement.

R309.5.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electrical vehicle charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5. Section R313 is deleted.
6. Subsection R315.3 is replaced with the following:

R315.3 Location. Carbon monoxide alarms in dwellings shall be installed outside of each separate sleeping area within fifteen feet of the entrance of each sleeping area/room. Where a fuel burning appliance is located within a sleeping area or its attached bathroom, a carbon monoxide alarm shall be installed within the sleeping area.

- C. The provisions of Chapter 9 shall include the following amendments:
 1. Subsection R905.2.8.3 is replaced with the following:

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be step flashing and shall be not less than 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.2. Where exterior plaster or adhered masonry veneer is provided on the

vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

2. Subsection R908.3.1 is replaced with the following:

R908.3.1 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section R907.4.
3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

3. Subsection 908.3.1.1 is deleted.

D. The provisions of Chapter 10 shall include the following amendment:

1. Subsection R1004.4 is replaced with the following:

R1004.4 Unvented gas log heaters. Unvented gas log heaters are prohibited.

E. The provisions of Chapter 11 are replaced with the International Energy Conservation Code.

F. The provisions of Chapter 15 shall include the following amendment:

1. Subsection M1502.4.5.2 is deleted.

G. The provisions of Chapter 24 are replaced with the International Fuel Gas Code.

H. The provisions of Chapter 26 shall include the following amendment:

1. Subsection P2603.5.1 is replaced with the following:

P2603.5.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below finished grade.

I. The provisions of Chapter 27 shall include the following amendment:

1. A new subsection P2719.2 is added to read as follows:

P2719.2 Floor drains in structural wood floors. Floor drains installed in structural wood floors shall be full bodied drains with a minimum diameter of 6 inches at the strainer or shall be listed floor sinks.

- J. The provisions of Chapter 29 shall include the following amendment:
 - 1. Subsection P2904 is deleted.
- K. The provisions of Chapter 31 shall include the following amendment:
 - 1. Subsection P3105.1 is amended by deleting the exception.
- L. The provisions of Chapter 32 shall include the following amendment:
 - 1. Table 3201.7 is amended by changing the minimum size of a trap for a shower with a total flow rating of 5.7 gpm or less from 1 ½ inches to 2 inches.
- M. The provisions of Part VIII, Chapters 34 through 43 are replaced with the National Electrical Code.
- N. The provisions of Appendix E shall include the following amendments:
 - 1. Subsection AE201.1 Manufactured Home definition is replaced with the following:

Manufactured Home. Any pre-constructed building unit or combination of pre-constructed building units, without motive power, where such unit or units are manufactured in a factory or at a location other than the residential site of the completed home, which is designed and commonly used for the occupancy by persons for residential purposes, in either temporary or permanent locations and which unit or units are not licensed as a vehicle. Manufactured Homes include, Manufactured Homes built to the HUD standards, and factory- built housing units built to the building code standards adopted by State of Colorado Department of Housing.

- 2. Subsection AE201.1 the following definition is added:

Mobile Homes. (Units Constructed in or before 1976) A pre-HUD home built to the ANSI A-119.1 standard. Such mobile homes may be unlabeled, or for Colorado homes built between 1971 and 1976, possess a State of Colorado Mobile Home Certification label.

- 3. Subsection AE304.3.3 is deleted.

- O. The provisions of Appendix F shall include the following amendments: -
 - 1. Section AF101 is replaced with the following:

AF101.1 General. This appendix contains radon control requirements for new construction in the City of Lakewood.

- 2. Subsection AF103.4 is replaced with the following:

AF103.4 Subfloor preparation for basements or enclosed crawl spaces with concrete floors and slab on grade dwellings:

A layer of gas-permeable material shall be placed under those portions of concrete slabs or subfloors that are (a) within the walls of living spaces and directly contact the ground and (b) where either new fill material is placed to create a new sub-grade or trenches are used for underground plumbing or depressurization pipes. The gas-permeable layer shall consist of one of the following:

1. A uniform layer of clean aggregate, a minimum of 4 inches thick. The aggregate shall consist of material that will pass through a 2-inch sieve and be retained by a ¼-inch sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

3. Subsection AF103.4.1 is deleted.
4. Subsection AF103.4.2 is deleted.
5. Figure AF102 is amended by adding a footnote to read as follows:

a. The polyethylene sheeting shown in the figure is not required below concrete slabs in basements. The polyethylene sheeting is required in all crawl spaces and shall meet the requirements of Section 103.5.2.

- P. The provisions of Appendix H shall include the following amendments:
1. A new subsection AH103.3 is added to read as follows:

AH103.3 Enclosed Patios. Conditioned, enclosed patios shall be considered a room addition and shall be constructed as required by Chapters 1 through 33 of this code.

2. Subsection AH105.2 is replaced with the following:

AH 105.2 General. Patio covers shall be supported on piers or other approved foundation systems that extend below frost depth as defined in Table R301.2(1). Enclosed patios as defined in AH102 shall be supported on a continuous foundation system extending below frost depth as defined in Table R301.2(1). Walls shall not be supported on a slab or shallow-depth foundation.

3. Subsection AH106 is deleted.

14.09.070 Penalties for violations of the International Residential Code

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within

the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 10. Chapter 14.10 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.10.010 International Fuel Gas Code, 2015 Edition, adopted by reference, generally. Pursuant to Title 31, Article 16, 1973, C.R.S., and the Lakewood Municipal Charter, the International Fuel Gas Code of the International Code Council, 2015 Edition, hereinafter "International Fuel Gas Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.10.020 Purpose of the International Fuel Gas Code.

The purpose of the International Fuel Gas Code is to provide minimum standards to safeguard life and limb, health, property and public welfare by the regulation of the design, construction, installation, and quality of materials, location, operation and maintenance of fuel gas systems.

14.10.040 Amendments to certain provisions of the International Fuel Gas Code. Certain provisions of the International Fuel Gas Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.2 is amended by deleting the exception.
3. Section 103 is deleted.
4. Subsection 106.6 is replaced with the following:

106.6. Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Building Code

5. Section 109 is replaced with following:

Board of Appeals. Persons aggrieved under this Chapter 14.10 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of Chapter 3 shall include the following amendments:

1. Subsection 303.3 is amended by deleting exceptions 3 and 4
2. A new Subsection 305.13 is added to read as follows:

305.13 Roof mounted equipment. Equipment or appliances installed on a roof shall be a minimum of 12 inches above the roof on an approved or listed curb or platform.

C. The provisions of Chapter 4 shall include the following amendments:

1. Subsection 404.6 is replaced with the following:

404.6 Underground penetrations prohibited. Gas piping shall not penetrate a building foundation wall below grade. When passing through masonry or concrete exterior walls, gas piping shall be encased in a protective pipe sleeve. The annular space between the gas piping and the sleeve shall be sealed to prevent the infiltration of water.

2. Subsection 404.12 is replaced with the following:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches below grade, except as provided for in Section 404.12.1. Underground plastic gas piping shall be installed a minimum of 18 inches below grade.

3. Subsection 406.4.2 is replaced with the following:

406.4.2 Test pressure. Threaded gas piping shall be tested at 20 psi for a duration of 24 hours. Welded or medium pressure gas piping shall be tested at 60 psi for 24 hours.

D. The provisions of Chapter 6 shall include the following amendments:

1. Subsection 621.1 is replaced with the following:

621.1 Unvented room heaters. Unvented gas burning appliances shall not be installed in any occupied building.

2. Subsection 623.2 is amended by adding an exception to read as follows:

Exception: Commercial cooking appliances installed in accordance with the manufacturer's specifications for residential installation may be approved by the Building Official.

14.10.070 Penalties for violations of the International Fuel Gas Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and

noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 11. Chapter 14.24 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.24.010 International Fire Code, 2015 Edition, adopted by reference, generally. Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Fire Code of the International Code Council, 2015 Edition, including Appendices B, C, D, F, G, H, I, K and L, hereinafter "International Fire Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.24.020 Purpose of the International Fire Code.

The purpose of the International Fire Code is to govern the maintenance of buildings and premises; to safeguard life, health, property, and public welfare by regulating the storage, use and handling of dangerous and hazardous materials, substances and processes and by regulating the maintenance of adequate egress facilities.

14.24.040 Amendments to certain provisions of the International Fire Code.

Certain provisions of the International Fire Code, as indicated herein, are amended.

A. The provisions of Chapter 1 shall contain the following amendments:

1. Subsection 101.1 is deleted.
2. Section 103 is deleted.
3. A new subsection 105.49 is added to read as follows:

105.49 Assisted Living Facilities. An operational permit issued by the fire authority having jurisdiction is required for the operation and maintenance of assisted living facilities.

4. Section 108 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.24 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

5. Subsection 109.3 is deleted
6. Subsection 111.4 is deleted
7. Section 113 is replaced with the following:

Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

- B. The provisions of Chapter 5 shall include the following amendments:
1. Subsection 503.2.1 is replaced with the following:

503.2.1 Dimensions: Public streets. Public streets that are used for fire apparatus access roads shall have an unobstructed width that meets the dimensions in the *Engineering Regulations, Construction Specifications and Design Standards* of the City of Lakewood; and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.1.1 Dimensions: Private streets, roads, drives. Private streets, roads, drives or any other areas on private property designated as fire apparatus access roads shall have an unobstructed width of not less than 24 feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

2. Subsection 503.2.4 is replaced with the following:

503.2.4 Turning radius. A public street used as a fire apparatus access road shall have intersection and centerline turning radii meeting the dimensions of the *Transportation Engineering Design Standards* of the City of Lakewood. The required turning radius of a fire apparatus access road on private property shall be an inside radius of 25 feet and an outside radius of 50 feet or as determined by the fire code official. Computer modeling may be required to establish that the fire apparatus of the fire authority having jurisdiction can adequately maneuver proposed access pathways.

3. Subsection 503.2.8 is replaced with the following:

503.2.8 Angles of Approach and Departure. The angles of approach and departure for fire apparatus access roads shall be no greater than 10% or within the limits established by the fire code official based on the fire apparatus.

4. Subsection 507.5.1 is amended as follows:

1. Exception 1 is deleted.
2. Exception 2 is removed and replaced with the following: For buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, a fire hydrant shall be located a minimum of 50 feet and a maximum of 100 feet from the Fire Department Connection(s) in an approved location.

5. Subsection 507.5.1.1 is replaced with the following:

507.5.1.1 Hydrants for standpipe systems. Hydrants for standpipe and/or automatic sprinkler systems. Buildings equipped with a standpipe system installed in accordance with Section 905, and/or an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 shall have a fire hydrant a minimum of 50 feet and a maximum of 100 feet from the fire department connection(s) in an approved location.

6. Subsection 510.1.1 is replaced with the following:

510.1.1 Minimum signal strength into the building. A minimum signal strength of -85 dBm shall be receivable within the building.

7. Subsection 510.1.2 is replaced with the following:

510.1.2 Minimum signal strength out of the building. A minimum signal strength of -90 dBm shall be received by the agency's radio system when transmitted from within the building.

8. A new subsection 510.4.1.3 is added to read as follows:

510.4.1.3 Field strength. If the field strength outside the building where the receive antenna for the in-building system is located is less than -85dBm, the minimum required in-building field strength shall equal the field strength being delivered to the receive antenna of the building.

9. A new subsection 510.5.5 is added to read as follows:

510.5.5 Rating. All essential components shall be installed in a room accessible for repair and testing within the structure that is rated at 2-hours.

D. The provisions of Chapter 9 shall include the following amendments:

1. Subsection 901.6. is replaced with the following:

901.6 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed. The Fire Marshal shall approve the removal of any non-required fire protection systems or equipment.

2. Subsection 903.4.2 is replaced with the following:

903.4.2 Alarms. An approved audible/visual appliance, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm appliances shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest

orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

3. A new subsection 907. 6.6.3 is added to read as follows:

907.6.6.3 Separate panels required. Fire alarm panels and security alarm panels shall be separate and not combined.

- E. The provisions of Chapter 10 shall include the following amendment:
 1. Subsection 1025.1 is replaced with the following:

1025.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Groups A, B, E, I, M, R-1 and R-2 in accordance with Section 1025.1 through 1025.5.

- F. The provisions of Chapter 53 shall include the following amendment:
 1. Subsection 5307.1 is replaced with the following:

5307.1 Incompatible materials. Compressed gas containers, cylinders and tanks shall be separated from each other based on the hazard class for their contents and shall be separated from incompatible materials in accordance with 5303.9.8. The provisions of this section shall apply to both new and existing systems.

- G. The provisions of Chapter 56 shall include the following amendment:
 1. A new subsection 5610 is added to read as follows:

5610 Other requirements. This chapter shall be interpreted to be consistent with the provisions of §12-28-101, et seq., CRS and any applicable municipal ordinance which shall govern all fireworks, their sale, storage and use.

- H. The provisions of Chapter 61 shall include the following amendment:
 1. Subsection 6109.13 is amended by deleting the exception.

- I. The provisions of Appendix B shall include the following amendments:
 1. Table B105.1(1) is amended to require the minimum fire flow for all fire flow calculation areas to be no less than 1000 gallons per minute.
 2. Table B105.2 is amended change the reduction percentage allowed to 50% of the value in Table B105.1(2).

14.24.070 Penalties for violations of the International Fire Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and non-

compliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 12. All provisions of Chapter 14 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered and in full force and effect.

SECTION 13. This ordinance shall take effect thirty (30) days after final publication. The Lakewood Building Code adopted by this ordinance shall take effect July 1, 2018. Any application for a permit required by the Lakewood Building Code filed prior to July 1, 2018, may, at the applicant's choice, follow requirements of the Lakewood Building Code in effect prior to July 1, 2018, or the Lakewood Building Code in effect on July 1, 2018. Any application for a permit required by the Lakewood Building Code filed on or after July 1, 2018, shall follow the requirements of the Lakewood Building Code as adopted by this Ordinance.

SECTION 14. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the 9th day of April, 2018; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 12th day of April, 2018; set for public hearing on the 11th day of June, 2018, read, finally passed and adopted by the City Council on the _____ day of June, 2018 and, signed and approved by the Mayor on the _____ day of June, 2018.

Adam Paul, Mayor

ATTEST:

Margy Greer, City Clerk

APPROVED AS TO FORM:

Tim Cox, City Attorney

O-2018-XX

AN ORDINANCE

AN ORDINANCE REPEALING AND REENACTING CERTAIN PROVISIONS OF TITLE 14 OF THE LAKEWOOD MUNICIPAL CODE INCLUDING ADOPTION BY REFERENCE OF THE ~~2009~~2015 EDITIONS OF THE INTERNATIONAL CODE COUNCIL'S INTERNATIONAL BUILDING CODE; INTERNATIONAL RESIDENTIAL CODE INCLUDING APPENDICES E, ~~G~~, F AND H; INTERNATIONAL MECHANICAL CODE; INTERNATIONAL FUEL GAS CODE; INTERNATIONAL PLUMBING CODE INCLUDING APPENDICES B, C, D, ~~AND E, F AND G~~; INTERNATIONAL EXISTING BUILDING CODE; INTERNATIONAL ENERGY CONSERVATION CODE INCLUDING APPENDIX RB; INTERNATIONAL SWIMMING POOL AND SPA CODE; INTERNATIONAL FIRE CODE INCLUDING APPENDICES B, C, D, ~~E~~, F, G, H, I, K AND J L; AND ADOPTION BY REFERENCE OF THE NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION INCLUDING ANNEXES C AND H, ~~2014~~2017 EDITION AND THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION, AND ESTABLISHING THE PENALTIES THEREFOR

WHEREAS, approval of this ordinance on first reading is intended only to confirm that the City Council desires to comply with the Lakewood Municipal Code by setting a public hearing to provide City staff and the public an opportunity to present evidence and testimony regarding the proposal; and

WHEREAS, approval of this ordinance on first reading does not constitute a representation that the City Council, or any member of the City Council, supports, approves, rejects or denies the proposal.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. Chapter 14.01 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.01.010 Citation.

This Title 14, Chapters 14.01 through 14.12, and 14.24, including all codes herein adopted, as amended or modified, may be cited as the "Lakewood Building Code" or the "Building Code."

14.01.020 Codes available.

At least one copy of each of the codes adopted by the City and included within this Title 14 shall be on file in the office of the Building Official and available for inspection during regular business hours.

14.01.030 References to public officials or departments.

A. Whenever there are any references in the Building Code to public officials by title of office held or to particular departments, boards, commissions, bureaus or other agencies of the City, such references shall be taken to refer to the appropriate public

officials of the City holding comparable or similar offices in said City, although not designated by the same official title. In any event, the City Manager is authorized to designate and determine the department, public official or agency or other entity having jurisdiction and authority to enforce or to administer this Building Code or any particular part thereof, unless otherwise clearly provided by law or ordinance.

B. Whenever a reference is made to the Building Department, the same shall be taken to mean the department of the City having the jurisdiction and authority to enforce or administer this Building Code, including, but not limited to, building inspection, plan review, contractor registration, environmental control and permit issuance. ~~Whenever the words "Building Official" are used, said words shall mean the Building Codes Administrator of the City.~~ Whenever the word "Director" is used, said word shall mean the Director of department of the City having jurisdiction and authority to enforce or administer this Building Code.

14.01.040 General application.

Unless otherwise specified herein, the provisions of this Title 14 related to such matters as permits, registration and appeals, shall be generally applicable to each of the individual codes adopted herein.

14.01.050 Compliance.

Any person receiving a permit to perform work under the provisions of this Title 14 must comply with all City ordinances and regulations relating to construction or to construction-related activities.

14.01.060 Fees.

A. 1. The City Council shall by resolution establish or modify fees relating to the codes adopted herein. Upon application to the City Manager, the City Manager may waive or reduce said fees if such action will further the economic goals of the City as set forth in Section 3.26.010 of the Lakewood Municipal Code. Said finding shall be made in writing.

2. The government of the United States of America, the State of Colorado and its political subdivisions, school districts and the City of Lakewood, shall be exempt from the payment of fees for work performed on buildings, structures, or equipment owned wholly by such agencies or departments and devoted exclusively to government use.

~~AB. Permit Fees. The City Council shall by resolution establish or modify fees relating to the codes adopted herein. Such Permit fees shall be paid prior to permit issuance. Upon application to the City Manager, the City Manager may waive or reduce said fees if such action will further the economic goals of the City as set forth in Section 3.26.010 of the Lakewood Municipal Code. Said finding shall be made in writing.~~

BC. Plan review fees. When submittal documents are required, a plan review fee shall be paid at the time of submitting the documents for plan review. ~~Said plan review fee shall be as adopted by City Council resolution.~~ The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.

CD. Valuation.

1. The estimated determination of value or valuation under any of the provisions of this code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all

construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

2. The Building Official may use as guidelines for determining value or valuation, the building valuation data published by the International Code Council.

DE. Audit of fees. Fees remitted to the City prior to building permit issuance shall be subject to adjustment in the manner provided in Chapter 3.01 of the Lakewood Municipal Code within three years from the date of the issuance of a Certificate of Occupancy for the project or the date of the final inspection by the City of the project if the actual valuation is either less than or greater than the estimated valuation upon which fee calculations were based.

EF. 1. Work commencing before permit issuance. Whenever any work for which a permit is required by this Building Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

2. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee as otherwise required.

SECTION 2. Chapter 14.02 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.02.010 International Building Code, 2015 ~~2009~~–Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, C.R.S., and the Lakewood City Charter, the International Building Code of the International Code Council, 2015 ~~2009~~–Edition, hereinafter "International Building Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.02.020 Purpose of the International Building Code.

The purpose of the International Building Code 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 buildings and structures within the City and certain equipment specifically regulated in this code.

14.02.040 Amendments to certain provisions of the International Building Code.

Certain provisions of the International Building Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.4 is deleted.
3. Subsection 102.6 is replaced with the following:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change,

except as is specifically covered in this code, the International Fire Code, [the International Existing Building Code](#)~~Uniform Code for the Abatement of Dangerous Buildings~~, or as deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

4. Section 103 is deleted.
5. Subsection 105.1.1 is deleted.
6. Subsection 105.1.2 is deleted.
7. Subsection 105.2 is replaced with the following:

105.2 Work Exempt from Permit. A building permit will not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, [pergolas](#), playhouses and similar uses, provided the floor area does not exceed 120 square feet.
2. Moveable cases, cabinets, counters, and partitions not over five feet-nine inches in height.
3. Retaining walls not exceeding 30 inches in height, measuring from grade to top of the wall unless supporting a surcharge or impounding flammable liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.
5. Private walks and driveways not more than 30 inches above grade and not over any basement or story below and not part of an accessible route.
6. Painting, paper and similar finish work.
7. Temporary motion picture, television and theater stage sets and scenery, subject to fire department approval.
8. Window awnings supported by an exterior wall of Group R, Division 3 Occupancies when projecting not more than 54 inches.
9. Shutters, ~~screen doors, storm doors, storm~~ windows, gutters, ~~garage~~ doors and other minor cosmetic additions not affecting the structure.
10. Roof repairs of less than 100 square feet unless the repair requires removal of mechanical or electrical equipment.
11. Any unforeseen emergency situation whereby the lack of immediate corrective action creates a substantial risk to life, property, health or welfare. Any registered contractor who starts or completes work under this exemption shall obtain the appropriate permit the next business day. Failure to obtain such required permit may be cause for suspension or revocation of the contractor's registration and the permit fee may be doubled.

Unless otherwise exempted by this code, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of

the provisions of this code or any other laws or ordinances of this jurisdiction.

8. Subsection 105.2.3 is deleted.
9. Subsection 109.2 is replaced with the following:

109.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

10. Subsection 109.3 is deleted.
11. Subsection 109.4 is deleted.
12. Subsection 110.3.5 is amended by deleting the exception.
13. Subsection 111.2 is replaced with the following:

111.2 Certificate issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this or other laws that are enforced by the code enforcement agencies, the Building Official shall issue a certificate of occupancy.

14. Subsection 111.3 is replaced with the following:

111.3 Temporary occupancy. A Temporary Certificate of Occupancy may be issued under the following conditions and stipulations:

1. All, partial and/or final inspections on the building shall have been made.
2. On-site improvements such as grading, drainage, parking, sidewalks, landscaping, retaining walls and other features that appear on the approved plans shall be completed.
3. Public improvements such as curb, gutter and sidewalk, street paving, street lighting, landscaping of public way, drainage, structures and all other features that appear on the approved plans shall be completed and accepted.
4. In lieu of completion of any on-site or public improvements as required in 2 or 3 above, the Building Inspection and Engineering Sections may collectively review the circumstances involved and determine the advisability of issuing a Temporary Certificate of Occupancy for a stipulated period of time. The decision to issue a Temporary Certificate of Occupancy will, in addition to the other requirements, be based upon whether sufficient improvements, including but not limited to, drainage improvements, street paving, driveways, and parking areas, have been completed as are necessary for the health, safety and welfare of any users of the property.
5. A stipulation of the Temporary Certificate of Occupancy may be the posting of surety in the form of a Letter of Credit or cash in an amount equal to 150 percent of the total cost of the work to be done at the time the Temporary Certificate of Occupancy is granted. The

surety shall be posted for the period of time that the Temporary Certificate of Occupancy is issued. If the work is not completed during the specified time, the surety may be forfeited and used by the City, as necessary, to complete the work. Legal action may be taken to enforce the terms and conditions that prompted the issuance of the Temporary Certificate of Occupancy.

6. A Temporary Certificate of Occupancy may be issued for any period of time, not to exceed 180 days. The 180-day certificate shall be issued only on the basis of extraordinary need in order to comply with major requirements and it may be renewed by the Building Official upon a showing of continued extraordinary circumstances. Said renewals may be granted for a period not to exceed 90 days. ~~No more than two renewals shall be approved.~~

15. Section 113 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.02 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

~~16. Section 116 is deleted.~~

- B. The provisions of Chapter 4 shall include the following amendments:

~~1. Subsection 406.1.4 is replaced with the following:~~

~~406.1.4 Separation. Separations shall comply with the following:~~

~~1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch Type X gypsum board or equivalent applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Walls and structure supporting horizontal separations shall be protected to the same degree as the horizontal separation it is supporting. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood construction or solid or honeycomb core steel doors not less than 1 3/8 inches thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.~~

~~2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019 inch sheet steel and shall have no openings into the garage.~~

~~3. A separation is not required between a Group R3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.~~

~~2. The first sentence of subsection 419.3 is replaced with the following:~~

~~419.3 Means of egress. Except as modified by this section, the means of egress components for a live/work unit shall be designed in accordance with Chapter 10 for the function served.~~

~~3. Subsection 419.3.4 is deleted.~~

4. ~~Subsection 419.7 is replaced with the following:~~

~~419.7 Accessibility. Accessibility shall be designed in accordance with Chapter 11 for the function served.~~

5. ~~A new subsection 419.9 is added to read as follows:~~

~~419.9 Plumbing facilities. Plumbing facilities shall be designed in accordance with Chapter 29 based on the function served.~~

1. A new subsection 420.7 is added to read as follows:

420.7 Electrical Vehicle Charging: When parking spaces are required to be electric vehicle charging stations (EVCS) capable of supporting future electrical vehicle chargers, they shall be identified on the construction documents. Construction documents shall indicate the location of the proposed EVCS.

420.7.1 Single EVCS required. When only one EVCS space is required, a listed raceway to accommodate a dedicated 208/240-volt branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Construction documents shall identify the raceway termination point. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70.

420.7.2 Multiple EVCS required. Construction documents shall indicate the raceway termination point and proposed location of future EVCS and electric vehicle chargers. Construction documents shall also provide information on amperage of future electric vehicle supply equipment, raceway methods(s) wiring schematics and electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all electric vehicles at all required EVCS at the full rated amperage of the electrical vehicle supply equipment. Plan design shall be based upon 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at time of the original construction. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70.

420.7.3 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electrical vehicle charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

~~6. A new section 424 is added to read as follows:
Section 424 Carbon Monoxide Alarms~~

~~424.1 Carbon monoxide alarms: For new construction, an approved carbon monoxide alarm complying with UL 2034 shall be installed within 15 feet of the entrance to each sleeping room in dwelling units where fuel-fired appliances are installed within dwelling units, and in dwelling units with attached garages. Devices may be hard-wired, unswitched plug-in, or battery-powered units. A complying combination smoke and carbon monoxide alarm is acceptable provided the alarm tones for smoke and carbon monoxide are different.~~

~~424.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings units that have attached garages, or where fuel-fired appliances exist or are added within dwelling units, carbon monoxide alarms shall be added as required for new construction in accordance with Section 424.1.~~

~~Exception: Work involving exterior surfaces of dwellings such as the replacement of roofing, siding, windows or doors, the addition of a porch or deck, or the construction of non-habitable accessory structures, are exempt from the requirements of Section 424.2.~~

~~C. The provisions of Chapter 5 shall include the following amendment:~~

~~1. Subsection 502.1 is amended by replacing the definition of Grade Plane with the following:~~

~~Grade Plane. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finish ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 20 feet from the building, between the building and a point 20 feet from the building.~~

~~D. The provisions of Chapter 9 shall include the following amendment:~~

~~1. Subsection 907.2 is amended by replacing the first paragraph with the following:~~

~~[F] 907.2 Where required—new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72, and when required by the International Fire Code, shall be provided in new buildings and structures in accordance with Section 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.~~

~~E. The provisions of Chapter 15 shall include the following amendment:~~

~~1. Subsection 1510.3 is replaced with the following:
1510.3 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck.~~

~~Exceptions:~~

~~1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.~~

~~2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section 1510.4~~

~~3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.~~

FC. The provisions of Chapter 16 shall include the following amendments:

1. Subsection 1608.2 is replaced with the following:

1608.2 Ground snow loads. The ground snow load established for the City of Lakewood is 30 pounds per square foot and is not reducible.

2. Subsection 1609.3 is replaced with the following:

1609.3 Basic and Ultimate design wind speed. The basic wind speed for the City of Lakewood is established as 100 mph Vasd and 130 Vult, for all structures east of the 10,000 West block and 120 Vasd and 155 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category II buildings and structures shall be 138 Vult for all structures east of the 10,000 West block and 166 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category III and IV buildings and structures shall be 148 for all structures east of the 10,000 West block and 178 Vult for all other structures in all other locations. The ultimate design wind speed, Vult, for use in the design of Risk Category I buildings and structures shall be 130 Vult for all structures east of the 10,000 West block and 155 Vult for all other structures in all other locations.

3. Subsection 1609.4 is replaced with the following:

1609.4 Exposure category. Exposure C shall be used for the design of all structures in the City of Lakewood.

GD. The provisions of Chapter 29 shall include the following amendments:

1. Table 2902.1 add footnote f to read as follows:

f. Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer.

HE. The provisions of Chapter 30 shall include the following amendments:

1. A new section 3009 is added to read as follows:

Section 3009 Permits and Certificates of Inspection.

3009.1 Permits required. It shall be unlawful to hereafter install any new elevator, moving walk, escalator or dumbwaiter, or to make major alternations to any existing elevator, dumbwaiter, escalator or moving walk as defined in Part XII of the ANSI code, without having first obtained a permit for such installation from the State of Colorado.

Exception: Permits for conveyances installed within a dwelling unit shall be obtained from the City of Lakewood.

3009.2 Certificates of inspection required. It shall be unlawful to operate any elevator, dumbwaiter, escalator or moving walk without a current certificate of inspection issued by the State of Colorado.

Exception: Certificate of inspection shall not be required for conveyances within a dwelling unit.

F. The provisions of Chapter 31 shall include the following amendment:

1. Section 3109 is replaced with the following:

3109.1 General. Swimming pool enclosures and safety devices shall comply with the International Swimming Pool and Spa Code, 2015 Edition, as amended.

G. The provisions of Chapter 33 shall include the following amendments:

1. Subsection 3302.2 is replaced with the following:

3302.2 Manner of removal. Waste materials shall be removed in a manner that prevents injury or damage to persons, adjoining properties and public rights-of-way.

3302.2.1 Recycling required. For all new buildings, additions, or remodels with a total interior space over 2,500 square feet, or for developments with multiple buildings with a combined total interior space over 5,000 square feet, a construction waste management plan that demonstrates all recyclable concrete, asphalt, untreated wood, metal, and cardboard materials will be donated, reused, or recycled, is required at the time of application for a building permit. The construction waste management plan shall be conspicuously posted on the construction site and labeled containers shall be provided at the construction site for use in capturing recyclable material. Evidence of compliance with the construction waste management plan, such as hauler or recycle center receipts, shall be provided before a Certificate of Occupancy is issued.

2. A new subsection 3303.1.1 is added to read as follows:

3303.1.1 Demolition waste management plan. A demolition waste management plan that demonstrates all recyclable concrete, asphalt, metal materials will be donated, reused, or recycled, and where possible, all remaining materials, such as doors, windows, cabinets, and fixtures, will be recycled, is required at the time of application for a demolition permit. The demolition waste management plan shall be conspicuously posted at the demolition site and labeled containers shall be provided at the demolition site for use in capturing recyclable material. Evidence of compliance with the demolition waste management plan, such as hauler or recycle center receipts, shall be provided before a final inspection is completed.

~~1. The provisions of Chapter 34 shall include the following amendment:~~

~~1. Section 3410 is replaced with the following:~~

~~3410.1 Conformance. No building, structure or improvement shall be moved from or into the City, or transported upon any public highway in the City until and unless a building permit to move and set and a transport permit has been obtained therefor and said building structure or improvement complies with the provisions of this section. All such buildings, structures and improvements shall comply with this Code.~~

~~3410.2 Procedure~~

~~1. Any person who wishes to obtain a building permit, to move and set, in compliance herewith, shall apply at the City, request an inspection of the building, structure or improvement to be moved and set, and file an application for such permit with the Department.~~

~~2. The applicant shall submit with an application for said building permit a plot plan, footing and foundation plan and construction plans for any new construction.~~

~~3. If the building, structure or improvement is located in the City, all outstanding property taxes shall be paid, and the applicant shall submit with the application a statement from the County Treasurer showing that all past and current taxes have been paid before any permit shall be issued.~~

~~4. Upon receipt of the above items, the Building Official shall inspect said building, structure or improvement, and the proposed location where same will be set within the City of Lakewood and upon determining that the proposed development complies with this code and the zoning ordinance, the Building Official shall issue the building permit to move and set. The City Clerk shall issue a transport permit, providing said building complies with the ordinance. The City Traffic Engineer will designate the route to be traveled. The transport permit is good only for the date specified on the permit. The transport permit will not be issued if 180 days or more have lapsed from the date of inspection by the Building Official.~~

~~5. There will be a building permit fee as adopted by City Council resolution to cover costs of investigation and inspection for determining the structural soundness of buildings, structures or improvements to be modified, which fee is payable in advance and must accompany the application provided for herein. The inspection shall determine what will be necessary to bring buildings, structures or improvements into compliance with the Lakewood Building Code should the building not comply. This fee is not refundable. If buildings, structures or improvements are found in compliance with the Lakewood Building Code, a building permit will be issued at the regular building permit fee.~~

~~6. The transport permit provided for in this section shall not be in lieu of any building permits, which may be required by the City.~~

~~7. No transport or building permit to move and set shall be issued until the applicant has first obtained any necessary permits from the telephone company, public utilities companies, railroad companies, the Colorado Department of Transportation, and the City Traffic Engineer unless it can be shown by the applicant that these agencies disclaim interest in the matter.~~

~~8. No transport or building permit to move and set shall be issued for any building,~~

~~structure or improvement exceeding 24 feet in width, 20 feet maximum loaded in height, or in excess of 55 feet in length.~~

~~9. No person, corporation or company shall transport, move or set any building, structure or improvement in the City of Lakewood until and unless such person, corporation or company shall post with the City of Lakewood a good and sufficient indemnity bond in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) in favor of the City of Lakewood and any persons who may suffer damage by reason of such transportation, moving or setting. Such bond shall be made by a surety corporation authorized to do business in this state, and may be issued on an annual basis, but shall not be in excess of such period of time.~~

14.02.070 Penalties for violations of the International Building Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 3. Chapter 14.03 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.03.010 International Swimming Pool and Spa Code 2015 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S. and the Lakewood City Charter, the International Swimming Pool and Spa Code of the International Code Council, 2015 Edition, hereinafter "International Swimming Pool and Spa Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.03.020 Purpose of the International Swimming Pool and Spa Code:

The purpose of the International Pool and Spa Code is to establish and maintain minimum standards to provide a reasonable level of safety and protection of 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.

14.03.030 Amendments to certain provisions of the International Swimming Pool and Spa Code.

Certain provisions of the International Swimming Pool and Spa Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 103 is deleted.
3. Subsection 105.5 is deleted
4. Subsection 105.6 is replaced with the following:

105.6 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

5. Section 108 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.03 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

14.03.040 Penalties for violations of International Swimming Pool and Spa Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

~~14.03.010 — Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, adopted by reference, generally.~~

~~Pursuant to Title 31, Article 16, 1973 C.R.S. and the Lakewood Municipal Charter, the Uniform Code for the Abatement of Dangerous Buildings of the International Conference of Building Officials, 1997 Edition, is adopted by reference, subject to the deletions, amendments and additions contained herein.~~

~~14.03.020 — Purpose of the Uniform Code for the Abatement of Dangerous Buildings. The purpose of the Uniform Code for the Abatement of Dangerous Buildings is to provide a just, equitable and practicable method, to be cumulative with and in addition to any other remedy provided by the International Building Code, or otherwise available by law, whereby buildings or structures which may endanger life, limb, health, property, safety or welfare of the general public or their occupants, may be required to be repaired, vacated or demolished. The subject matter of this code is all dangerous buildings, as therein defined, which are now in existence or which may hereafter be constructed in the City.~~

~~14.03.040 — Amendments to certain provisions of the Uniform Code for the Abatement~~

~~of Dangerous Buildings.~~

~~A. The provisions of Chapter 1 shall include the following amendments:~~

~~1. Section 101 is replaced with the following:~~

~~Title. These regulations shall be known as the Uniform Code for the Abatement of Dangerous Buildings, may be cited as such, and will be referred to herein as this code.~~

~~All references in this code to the Uniform Codes shall be replaced with the appropriate International Code with exception of the Uniform Code for the Abatement of Dangerous Buildings and the Uniform Housing Code.~~

~~2. Section 103 is replaced with the following:~~

~~Alterations, Additions and Repairs. All buildings or structures which are required to be repaired under provisions of this code shall be subject to the provisions of Section 3405 of the International Building Code.~~

~~3. A new section 104 is added to read as follows:~~

~~Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.~~

~~B. The provisions of Chapter 2 shall include the following Amendments:~~

~~1. Section 205 is replaced with the following:~~

~~Board of Appeals. Persons aggrieved under this Chapter 14.03 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.~~

~~C. Chapter 5 is deleted.~~

~~D. Chapter 6 is deleted.~~

~~14.03.070 — Penalties for violations of Uniform Code for the Abatement of Dangerous Buildings.~~

~~A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be punishable by a fine of not more than one thousand dollars or by imprisonment for not more than three hundred and sixty-five days or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.~~

~~B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited condition.~~

SECTION 4. Chapter 14.04 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.04.010 International Mechanical Code, ~~2009-2015~~ Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., and the Lakewood City Charter, the International Mechanical Code of the International Code Council, ~~2009-2015~~ Edition, hereinafter "International Mechanical Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.04.020 Purpose of the International Mechanical Code.

The purpose of the International Mechanical Code is to provide complete requirements for the installation and maintenance of heating, ventilating, comfort cooling and refrigeration systems. Its subject matter is the regulation of the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, comfort cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances.

14.04.040 Amendments to certain provisions of the International Mechanical Code. Certain provisions of the International Mechanical Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Section 103 is deleted.
3. Subsection 106.5.2 is replaced with the following:

106.5.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.04 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

~~B. The provisions of Chapter 3 shall include the following amendment:~~

~~1. Subsection 306.5 is amended by adding a new paragraph before the exception, to read as follows:~~

~~Equipment and appliances installed on a roof shall be a minimum of 12 inches above the roof on an approved or listed curb or platform.~~

~~B. The provisions of Chapter 5 shall include the following amendment:~~

~~1. Subsection 506.3.2.5 is amended to add the following third paragraph:~~

An approved smoke test is an acceptable means of testing when the duct is already installed in place. A smoke test shall be performed in the presence of the mechanical inspector by securely capping off both ends of the section of ductwork to be tested. Smoke shall be introduced into the duct by use of a sufficient number of smoke candles to fill the duct with smoke. Sufficient pressure shall then be introduced into the sealed section of duct to force smoke out of any openings. Access to all portions of the duct to be inspected shall be provided for the inspector.

Subsection 506.3.10.4 is deleted.

C. The provisions of Chapter 9 shall include the following amendment:

1. A new subsection 928.2 is added to read as follows:

928.2 Once-through cooling for appliances and equipment. Once-through or single-pass cooling equipment shall be prohibited.

14.04.070 Penalties for violations of International Mechanical Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 5. Chapter 14.05 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.05.010 International Plumbing Code, 2009-2015 Edition, adopted by reference generally.

Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Plumbing Code of the International Code Council, 2009-2015 Edition, including Appendices B, C, D, and E, F, and G, herein after "International Plumbing Code," is hereby adopted by reference, subject to the deletions, amendments, and additions contained herein.

14.05.020 Purpose of International Plumbing Code.

The purpose of the International Plumbing Code is to protect the public health and safety by regulation of the installation, alteration or repair of plumbing and drainage systems and providing for the inspection thereof within the City of Lakewood. The subject matter of

the code is the installation, alteration or repair of plumbing and drainage systems and the inspection thereof.

14.05.040 Amendments to certain provisions the International Plumbing Code. Certain provisions of the International Plumbing Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendment:

1. Subsection 101.1 is deleted.
2. Section 103 is deleted.
3. Subsection 106.6.2 is replaced with the following:

106.6.2 Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 106.6.3 is deleted.
5. Section 109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.05 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of Chapter 3 shall include the following amendment:

1. Subsection 305.46.1 is replaced with the following:

305.46.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below finished grade.

C. The provisions of Chapter 4 shall include the following amendments:

1. Table 403.1 footnote f is replaced with the following:

~~f. Drinking fountains are not required for an occupant load of 15 or less.~~ Required drinking fountains may be substituted with a water dispenser for an occupant load of 50 or fewer.

2. Subsection 417.3 is replaced with the following:

417.3 Shower waste outlet. Waste outlets serving showers shall be at least 2 inches in diameter and, for other than waste outlets in bathtubs, shall have removable strainers not less than 3 inches in diameter with strainer openings not less than ¼ inch in minimum dimension. Where each shower space is not provided with an individual waste outlet, the waste outlet shall be located and the floor pitched so that waste from one shower does not flow over the floor area serving another shower. Waste outlets shall be fastened to the waste pipe in an approved manner.

- D. The provisions of Chapter 6 shall include the following amendments:
1. Subsection 603.1 is amended by adding a second paragraph to read as follows:

The minimum size of the cold-water distribution pipe from the entry to the building to the water heater shall be 1 inch for dwelling units with more than two bathrooms roughed in or complete.

- E. The provisions of Chapter 7 shall include the following amendments:
1. Subsection 706.3 is amended by deleting the exception.
2. Subsection 706.4 is deleted.
3. Table 709.1 is amended by changing the minimum size of trap for a shower with a flow rating of 5.7 gpm or less from 1 ½ inches to 2 inches.

~~F. The provisions of Chapter 8 shall include the following amendments:~~

~~1. Section 802.1.6 is replaced with the following:
802.1.6 Domestic dishwashing machines Domestic dishwashing machines shall discharge through an air gap or air break into a standpipe, waste receptor, wye branch fitting on the tailpiece of the kitchen sink, or the dishwasher connection of a food waste grinder.~~

- ~~GF.~~ The provisions of Chapter 9 shall include the following amendments:
1. Subsection 90~~34~~.1 is replaced with the following:

~~90~~34~~.1~~ Roof Extension. All open vent pipes that extend through a roof shall be terminated at least 8 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vents shall be extended at least 7 feet above the roof.

- ~~2. Subsection 90~~96~~.1 is amended by deleting the exception.
3. Subsection 91~~52~~.2 is amended by replacing the first paragraph as follows:~~

~~91~~52~~.2~~ Installation. The only vertical pipe of a combination drain and vent system shall be the connection between the fixture drain of a sink, lavatory or drinking fountain and the horizontal combination drain and vent pipe. The maximum vertical distance shall be 8 feet.

- ~~HG.~~ The provisions of Chapter 11 shall include the following amendment:
1. Subsection 110~~87~~.1 is replaced with the following:

~~110~~87~~.1~~ Secondary ~~drains or scuppers~~ drainage required. Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. The

secondary (emergency) drains and scuppers shall be installed with the inlet located 2 inches above the low point of the roof.

14.05.070 Penalties for violations of International Plumbing Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 6. Chapter 14.06 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.06.010 National Electrical Code, [2011–2017](#) Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the National Electrical Code of the National Fire Protection Association, [2011–2017](#) Edition, including Annex C and Annex H, hereinafter “National Electrical Code,” is hereby adopted by reference, subject to the deletions, amendments and additions contained in this chapter.

14.06.020 Purpose of the National Electrical Code.

The purpose of the National Electrical Code is to safeguard persons in buildings and their contents from hazards arising from the use of electricity for lights, heat, power, radio, signaling, and for other purposes. The subject matter of the code is the regulation of electrical conductors and equipment installed within or on public and private buildings and other premises, including yards, carnival and parking lots, and industrial substations; also the conductors that connect the installations to a supply of electricity, and other outside conductors adjacent to the premises; also mobile homes and recreational vehicles.

14.06.040 Amendments to certain provisions of the National Electrical Code.

Certain provisions of the National Electrical Code, as indicated in this section, are hereby amended.

A. The provisions of Annex H shall include the following amendments:

1. Subsection 80.15 is deleted.
2. Subsection 80.19 (D) is deleted.
3. Subsection 80.19 (E) is replaced with the following:

80.19(E) Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

4. Subsection 80.23 (B) is deleted.
5. Subsection 80.27 is deleted.

~~B. The provisions of Article 210 shall include the following amendments:~~

~~1. Subsection 210.12(B) is amended by adding a third paragraph to read as follows:~~

~~Smoke alarms installed pursuant to Section R314.3.1 of the International Residential Code are not required to be protected by an arc-fault circuit interrupter.~~

~~2. Subsection 210.12(B)(1) is amended by adding a new exception to read as follows:~~

~~Exception. Where performing service upgrades, existing 15 and 20 ampere 120 volt branch circuits supplying receptacles in dwelling units are not required to be arc-fault protected.~~

~~3. Subsection 210.52(B)(3) is amended by adding the following sentence at the end of the paragraph:~~

~~No more than four current-consuming outlets shall be connected to the 20-ampere small-appliance circuits.~~

~~C. The provisions of Article 230 shall include the following amendments:~~

~~1. Subsection 230.70(A)(1) is replaced with the following:~~

~~(1) Readily accessible location. Service disconnects for one and two-family dwellings shall be installed at a readily accessible location nearest the point of entrance of the service conductors. The distance from the meter housing to the main disconnect shall be limited to side to side, back to back, or not more than 24 inches to provide clearances around building structure intrusions. For commercial and multi-family services, the main disconnect shall be nearest the point of entrance of the service conductors.~~

14.06.070 Penalties for violations of the National Electrical Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 7. Chapter 14.07 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.07.010 International Existing Building Code, 2009–2015 Edition adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973 C.R.S. and the Lakewood Municipal Charter, The International Existing Building Code of the International Code Council, 2009-2015 Edition, hereinafter “International Existing Building Code,” is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.07.020 Purpose of the International Existing Building Code.

The purpose of the International Existing Building Code is to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

14.07.040 Amendments to certain provisions of the International Existing Building Code.

Certain provisions of the International Existing Building Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.4.2 is replaced with the following:

101.4.2 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Fire Code or the International Building Code, or as deemed necessary by the code official for the general safety and welfare of the occupants and the public.

32. Section 103 is deleted
43. Subsection 105.1.1 is deleted.
54. Subsection 105.1.2 is deleted
65. The first paragraph of Subsection 105.3 is replaced with the

following:

105.3 Application for Permit. To obtain a permit, the applicant shall file an application in writing on a form furnished by the City of Lakewood for that purpose.

76. Section 108 is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

87. Section 112 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.07 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

B. The provisions of Chapter 4 shall include the following amendment:

1. Subsection 403.8 is deleted

C. The provisions of Chapter 13 shall include the following amendments:

1. Subsection 1301.2 is replaced with the following:

1301.2 Conformance. No building, structure or improvement shall be moved from or into the City, or transported upon any public highway in the City until and unless a building permit to move and set and a transport permit has been obtained therefor and said building structure or improvement complies with the provisions of this section. All such buildings, structures and improvements shall comply with this Code.

1301.2.1 Procedure.

1. Any person who wishes to obtain a building permit, to move and set, in compliance herewith, shall apply at the City, request an inspection of the building, structure or improvement to be moved and set, and file an application for such permit with the Department.

2. The applicant shall submit with an application for said building permit a plot plan, footing and foundation plan and construction plans for any new construction.

3. If the building, structure or improvement is located in the City, all outstanding property taxes shall be paid, and the applicant shall submit with the application a statement from the County Treasurer showing that all past and current taxes have been paid before any permit shall be issued.

4. Upon receipt of the above items, the Building Official shall inspect said building, structure or improvement, and the proposed location where same will be set within the City of Lakewood and upon determining that the proposed development complies with this code and the zoning ordinance, the Building Official shall issue the building permit to move and set. The City Clerk shall issue a transport permit, providing said building complies with the ordinance. The City Traffic Engineer will designate the route to be traveled. The transport permit is good only for the date specified on the permit. The transport permit will not be issued if 180 days or more have lapsed from the date of inspection by the Building Official.

5. There will be a building permit fee as adopted by City Council resolution to cover costs of investigation and inspection for determining the structural soundness of buildings, structures or improvements to be modified, which fee is payable in advance and must accompany the application provided for herein. The inspection

shall determine what will be necessary to bring buildings, structures or improvements into compliance with the Lakewood Building Code should the building not comply. This fee is not refundable. If buildings, structures or improvements are found in compliance with the Lakewood Building Code, a building permit will be issued at the regular building permit fee.

6. The transport permit provided for in this section shall not be in lieu of any building permits, which may be required by the City.

7. No transport or building permit to move and set shall be issued until the applicant has first obtained any necessary permits from the telephone company, public utilities companies, railroad companies, the Colorado Department of Transportation, and the City Traffic Engineer unless it can be shown by the applicant that these agencies disclaim interest in the matter.

8. No transport or building permit to move and set shall be issued for any building, structure or improvement exceeding 24 feet in width, 20 feet maximum loaded in height, or in excess of 55 feet in length.

9. No person, corporation or company shall transport, move or set any building, structure or improvement in the City of Lakewood until and unless such person, corporation or company shall post with the City of Lakewood a good and sufficient indemnity bond in the amount of Ten Thousand and No/100 Dollars (\$10,000.00) in favor of the City of Lakewood and any persons who may suffer damage by reason of such transportation, moving or setting. Such bond shall be made by a surety corporation authorized to do business in this state, and may be issued on an annual basis, but shall not be in excess of such period of time.

D. The provisions of Chapter 7 shall include the following amendments:

1. Subsection 707.2 is amended by deleting exception 3.
2. Subsection 707.3.2 is deleted.

~~B. The provisions of Chapter 6 shall include the following amendment:~~

~~_____ 1. Subsection 606.2 is amended by deleting exception 3.~~

GE. The provisions of Chapter ~~43-14~~ shall include the following amendments:

1. Subsection 14301.2 is amended by inserting "March 27, 1972," in the place designated for the applicable date.
2. Subsection 1401.3.2 is replaced with the following:

1401.3.2 Compliance with other codes. Buildings that are evaluated in accordance with this section shall comply with the International Fire Code.

14.07.070 Penalties for violation of the International Existing Building Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 8. Chapter 14.08 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.08.010 International Energy Conservation Code, [2009–2015](#) Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., as amended, and the Lakewood City Charter, the International Energy Conservation Code of the International Code Council, [2009–2015](#) Edition, [including Appendix RB](#), hereinafter “International Energy Conservation Code,” is hereby adopted by reference.

14.08.020 Purpose of the International Energy Conservation Code.

The purpose of the International Energy Conservation Code is to adopt and enforce efficiency standards for the construction and renovation of residential and nonresidential buildings. All construction shall conform to the International Energy Conservation Code as set forth in or incorporated by this chapter.

14.08.040 Amendments to certain provisions of the International Energy Conservation Code.

Certain provisions of the International Energy Conservation Code, as indicated herein, are hereby amended.

- A. The provisions of Chapter 1 ([CE](#)) shall include the following amendments:
1. Subsection [C101.1](#) is deleted.
 2. Section [C107](#) is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

3. Section [C109](#) is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.08 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

- B. The provisions of Chapter 4 (CE) shall include the following amendment:
1. A new Section C409 is added to read as follows:

C409 Solar Ready Zone

C409.1 General. A solar ready zone shall be located on the roof of buildings that are oriented between 110 degrees and 270 degrees of true north or have low-slope roofs. Solar ready zones shall comply with sections C409.2 through C409.8.

Exceptions:

1. A building with a permanently installed on-site renewable energy system.
2. A building with a solar ready zone that is shaded for more than 70 percent of daylight hours annually.
3. A building where the licensed design professional certifies that the incident solar radiation available to the building is not suitable for a solar ready zone
4. A building where the licensed design professional certifies that the solar zone area required by Section C409.3 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas or other obstructions.

C409.2 Construction document requirements for solar ready zone. Construction documents shall indicate the solar ready zone.

C409.3 Solar ready zone area. The total solar ready zone area shall not be less than 40% of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas and mandatory access or set back areas as required by the International Fire Code. The solar ready zone shall be a single area or a smaller separated sub-zone areas. Each sub-zone shall be not less than 5 feet in width in the narrowest dimension.

C409.4 Obstructions. Solar ready zones shall be free from obstructions including pipes, vents, ducts, HVAC equipment, skylights, and roof mounted equipment.

C409.5 Roof loads and documentation. A collateral dead load of not less than 5 pounds per square foot (5 psf) shall be included in the gravity and lateral design calculations for the solar ready zone. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

C409.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit or piping from the solar ready zone to the electrical service panel or service hot water system.

C409.7 Electrical service reserved space. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker

for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

C409.8 Construction documentation certificate. A permanent certificate, indicating the solar ready zone and other requirements of this section shall be posted near the electrical distribution panel, water heater or other conspicuous location by the builder or licensed design professional

- C. The provisions of Chapter 5 (CE) shall include the following amendment:
1. Subsection C501.4 is replaced with the following:

C501.4 Compliance. Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Existing Building Code and NFPA 70.

- D. The provisions of Chapter 1 (RE) shall include the following amendments:
1. Subsection R101.1 is deleted.
2. Section R107 is replaced with following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

3. Section R109 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.08 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in chapter 14.12 of the Lakewood Municipal Code.

- E. The provisions of Chapter 4 (RE) shall include the following amendments:
1. A new Subsection R404.2 is added to read as follows:

R404.2 Electrical Energy Consumption Meter: Each dwelling located in R-2 apartment houses shall have separate electrical meters.

2. Subsection R402.4.1.2 is replaced with the following:

R402.4.1.2 Testing. Single family detached dwelling units shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour or 0.24 cubic feet per minute. Attached single family or multifamily dwelling units shall be tested and verified as having an air leakage rate not exceeding 5 air changes per hour or 0.30 cubic feet per minute. Testing shall be conducted in accordance with ASTM E 779, ASTM E 1827 or RESNET/ICC 380 and reported at a pressure of 0.2 inches w.g. (50 Pascals). Where required by the code official, testing shall

be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed beyond the intended weather stripping or other infiltration control measures;
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures;
3. Interior doors, if installed at the time of the test, shall be open. Access hatches to conditioned crawl spaces and conditioned attics shall be open;
4. Exterior openings for continuous ventilation systems and heat recovery ventilators shall be closed and sealed;
5. Heating and cooling systems, if installed at the time of the test, shall be turned off; and
6. Supply and return registers, if installed at the time of the test, shall be fully open.

3. Subsection R405.4.2 is replaced with the following:

R405.4.2 Compliance report. Compliance software tools shall generate a report that documents that the proposed design complies with Section R405.3.

A compliance report on the proposed design shall be submitted with the application for the building permit. Upon completion of the building, a compliance report based upon the as-built condition of the building shall be submitted to the code official before a certificate of occupancy is issued. Batch sampling of buildings to determine energy code compliance for all buildings in the batch shall be permitted when approved by the code official.

Compliance reports shall include information in accordance with Sections R405.4.2.1 and R405.4.2.2. Where the proposed design of a building could be built on different sites where the cardinal orientation of the building on each site is different, compliance of the proposed design for the purposes of the application for the building permit shall be based upon the worst-case orientation, worst-case configuration, worst-case building air leakage and worst-case duct leakage. Such worst-case parameters shall be used as inputs to the compliance software for energy analysis.

4. Subsection R406.4 is replaced with the following:

R406.4 ERI reference design. Compliance based on an Energy Rating Index analysis requires that the rated design be shown to have an ERI less than or equal to 61.

5. Table 406.4 is deleted.

14.08.070 Penalties for violations of the International Energy Conservation Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 9. Chapter 14.09 of the Lakewood Municipal Code is hereby repealed and reenacted as follows:

14.09.010 International Residential Code, 2009-2015 Edition Adopted by Reference, Generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., as amended, and the Lakewood City Charter, the International Residential Code of the International Code Council, 2009-2015 Edition, including Appendices E, F, ~~G~~ and H as amended, hereinafter "International Residential Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.09.020 Purpose of the International Residential Code.

The purpose of the International Residential Code is to adopt and enforce minimum standards to safeguard life or limb, health and public welfare for the construction and renovation of one- and two-family dwellings and townhouses. All construction shall conform to the International Residential Code set forth in or incorporated by this chapter.

14.09.040 Amendments to certain provisions of the International Residential Code.

Certain provisions of the International Residential Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection R101.1 is deleted.
2. Subsection R101.2 is replaced with the following:

R101.2 Scope. The provisions of the International Residential Code for one- and two-family dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures.

Exceptions:

1. Live/work units located in townhouses and complying with Section 419 of the International Building Code shall be permitted to be constructed in accordance with the International Residential Code. Fire Protection must be provided per the International Building Code Subsections 419.5 and 420.5.
2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code. Fire protection must be provided per the International Building Code Subsection 420.5.

3. Subsection R102.7 is replaced with the following:

R102.7 Existing Structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code, the International Existing Building Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with the requirement of this code, unless otherwise stated. Additions, alteration, repairs and relocations shall not cause and existing structure to become unsafe or adversely affect the performance of the building.

41. Section R103 is deleted.

52. The portion of subsection R105.2 under the heading of "Building" is replaced with the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, pergolas, playhouses and similar uses, provided the floor area does not exceed 200420 square feet.
2. Retaining walls not exceeding 30 inches in height, measuring from grade to top of the wall unless supporting a surcharge.
3. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.

4. Private sidewalks and driveways not more than 30 inches above grade and not over any basement or story below.
5. Painting, paper, and similar finish work.
6. Prefabricated swimming pools that are less than 24 inches deep.
7. Window awnings supported by an exterior wall of Group R-3 occupancies when projecting not more than 54 inches from the exterior wall and not requiring additional support.
8. Shutters, ~~screen doors, storm~~ windows, gutters, doors and other minor cosmetic additions not affecting the structure.
9. Swings and other playground equipment accessory to a one or two family dwelling or townhouse.
10. Roof covering repairs of less than 100 square feet unless the repair requires removal of mechanical or electrical equipment.
11. Decks not over 200 square feet in area that are not more than 30 inches above grade at any point, are not structurally attached to the dwelling, do not serve the required exit door and are not installed over a required emergency escape and rescue opening.
12. Any unforeseen emergency situation whereby the lack of immediate corrective action creates a substantial risk to life, property, health or welfare. Any registered contractor who starts or completes work under this exemption shall obtain the appropriate permit the next business day. Failure to obtain such required permit may be cause for suspension or revocation of the contractor's registration and the permit fee may be doubled.

63. Subsection R105.2.3 is deleted.

7. A new subsection 106.1.5 is added to read as follows:

R106.1.5 Construction or Demolition Waste Management Plan. For all new buildings, additions, or remodels with a total interior space over 2,500 square feet, or for developments with multiple buildings with a combined total interior space over 5,000 square feet, a construction waste management plan that demonstrates all recyclable concrete, asphalt, untreated wood, metal, and cardboard materials will be donated, reused, or recycled, is required at the time of application for a building permit. In the case of any building demolition, a demolition waste management plan that demonstrates all recyclable concrete, asphalt, and metal materials will be donated, reused, or recycled, and where possible, all remaining materials, such as doors, windows, cabinets, and fixtures, will be recycled, is required at the time of application for a demolition permit. The waste management plan shall be conspicuously posted on the construction site and labeled containers shall be provided at the construction-site for use in capturing recyclable material. Evidence of compliance with the waste management plan, such as hauler or recycle center receipts, shall be provided before a Certificate of Occupancy is issued, or in the case of demolition, before a final inspection is completed.

84. Section R108 is replaced with the following:

Fees. Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

- B. The provisions of Chapter 3 shall include the following amendments:
1. Table R301.2 (1) is replaced with the following:

Table R301.2 (1)

Ground Snow Load	Wind Speed ^d (mph)	Seismic Design Category ^g	SUBJECT TO DAMAGE FROM			Accumulated snow	Winter design temp	Ice barrier Under- layment Required ⁱ	Flood Hazards	Air Freezing Index ^j	Mean Annual Temp ^k
			Weathering ^a	Frost depth ^b	Termite ^c						
30 PSF	100 mph Exposure C	B	Severe	36 inches	Slight to Moderate	12 inches	1° F	No	NFIP: July 21, 1972 FIRM: June 17, 2003	532	51°F

~~Footnotes remain unchanged Footnote d is replaced with the following:~~

~~d. The City of Lakewood is located in a "Special Wind Region." Design wind speed for the City of Lakewood is established as 100 mph Vasd and 130 Vult, 3-second gust for all structures east of the 10,000 West block and 120 Vasd and 155 Vult for all other structures in all other locations.~~

*Ground snow load is not reducible.

~~2. Subsection R302.2 is amended by replacing the exception with the following: Exception: A common 2-hour fire resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vent in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with the National Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.~~

~~2. Subsection R302.2 is replaced with the following:~~

~~R302.2 Townhouses. A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 shall be provided. The cavity of the common wall shall not contain plumbing or mechanical equipment, ducts or vents. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4. Fire walls shall be constructed in accordance with Section 706 of the International Building Code.~~

~~3. Subsection R302.4 is amended by replacing deleting exception 5. with the following:~~

~~5. Townhouses separated by a common 2-hour fire-resistive-rated wall as provided in Section R302.2~~

~~4. Subsection R302.3 is amended by replacing exception 2 with the following:~~

~~2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch Type X or equivalent gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 5/8-inch Type X gypsum board or equivalent.~~

~~5. Subsection R302.5.1 is replaced with the following:~~

~~R302.5.1 Opening Protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with a self-closing, self-latching solid wood door not less than 1-3/8 inch in thickness, solid or honeycomb core steel doors not less than 1-3/8 inch in thickness, or a 20-minute fire-resistance-rated door assembly.~~

~~Subsection R309.5 is replaced with the following:~~

~~R309.5 Electric Vehicle Charging: Newly constructed one- or two-family dwellings and townhouses with a dedicated attached or detached garage shall facilitate future installation and use of electric vehicle chargers. For each dwelling unit, a 208/240-volt individual branch circuit or a listed raceway to accommodate a future individual branch circuit shall be installed. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the electric vehicle charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel or subpanel circuit directory shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent device. Electrical vehicle supply equipment shall be installed in accordance with NFPA 70. Exception: Additions and alterations to existing one- or two-family dwellings and townhomes constructed per the International Residential Code are exempt from this requirement.~~

~~R309.5.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future electrical vehicle charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".~~

~~6. Subsection R310.5 is replaced with the following:~~

~~R310.5 Emergency escape windows under decks, porches, cantilevers, and similar. Emergency escape windows are allowed to be installed under decks, porches, and cantilevers provided the location of the deck, porch or cantilever allows the emergency escape window to be fully opened and provides a path, not less than 36 inches in height and width measured from the top of the window well or the top of the window, whichever is higher. Egress shall be to a yard or court.~~

~~57. Section R313 is deleted.~~

~~8. Section R315 is replaced with the following:~~

~~R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm complying with UL 2034 shall be installed within 15 feet of the entrance to each~~

~~sleeping room in dwelling units where fuel fired appliances are installed within dwelling units, and in dwelling units with attached garages. Devices may be hard-wired, unswitched plug-in, or battery powered units. A complying combination smoke and carbon monoxide alarm is acceptable provided the alarm tones for smoke and carbon monoxide are different.~~

~~R315.2 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings units that have attached garages, or where fuel-fired appliances exist or are added within dwelling units, carbon monoxide alarms shall be added as required for new construction in accordance with Section R315.1 Exception: Work involving exterior surfaces of dwellings such as the replacement of roofing, siding, windows or doors, the addition of a porch or deck, or the construction of non-habitable accessory structures, are exempt from the requirements of Section R315.~~

6. Subsection R315.3 is replaced with the following:

R315.3 Location. Carbon monoxide alarms in dwellings shall be installed outside of each separate sleeping area within fifteen feet of the entrance of each sleeping area/room. Where a fuel burning appliance is located within a sleeping area or its attached bathroom, a carbon monoxide alarm shall be installed within the sleeping area.

C. The provisions of Chapter 9 shall include the following amendments:

1. Subsection R905.2.8.3 is replaced with the following:

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be step flashing and shall be not less than 4 inches in height and 4 inches in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.8.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

1. A new subsection R905.2.8.5 is added to read as follows:

~~R905.2.8.5 Drip Edge. Drip edge shall be provided at eaves and gables of shingle roofs. Overlap shall be a minimum of 2 inches. Eave drip edge shall be installed under the underlayment. Rake drip edge shall be installed over the underlayment. All drip edge shall extend a minimum of 0.25 inch below the sheathing and extend back on the roof a minimum of 2 inches. Drip edge shall be mechanically fastened at a maximum of 12 inches on center.~~

2. Subsection R9087.3.1 is replaced with the following:

R9087.3.1 Recovering versus replacement. New roof coverings shall not be installed without first removing all existing layers of roof coverings down to the roof deck.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
2. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs when applied in accordance with Section R907.4.
3. The application of a new protective coating over an existing spray polyurethane foam roofing system shall be permitted without tear-off of existing roof coverings.

3. Subsection 908.3.1.1 is deleted.

D. The provisions of Chapter 10 shall include the following amendment:

1. Subsection R1004.4 is replaced with the following:

R1004.4 Unvented gas log heaters. Unvented gas log heaters are prohibited.

E. The provisions of Chapter 11 are replaced with the International Energy Conservation Code.

F. The provisions of Chapter 15 shall include the following amendment:

1. Subsection M1502.4.54.2 is deleted.

G. The provisions of Chapter 24 are replaced with the International Fuel Gas Code.

H. The provisions of Chapter 26 shall include the following amendment:

1. Subsection P2603.56.1 is replaced with the following:

P2603.56.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches below finished grade.

I. The provisions of Chapter 27 shall include the following amendment:

- ~~1. Subsection P2717.2 is replaced with the following:~~

~~P2717.2 Domestic dishwashing machines. Domestic dishwashing machines shall discharge through an air gap or air break into a standpipe, waste receptor, wye-branch fitting on the tailpiece of the kitchen sink, or the dishwasher connection of a food waste grinder.~~

- ~~2. Subsection P2717.3 is deleted.~~

13. A new subsection P2719.2 is added to read as follows:

P2719.2 Floor drains in structural wood floors. Floor drains installed in structural wood floors shall be full bodied drains with a minimum diameter of 6 inches at the strainer or shall be listed floor sinks.

J. The provisions of Chapter 29 shall include the following amendment:

1. Subsection P2904 is deleted.

K. The provisions of Chapter 31 shall include the following amendment:

1. Subsection P3105.1 is amended by deleting the exception.

LK. The provisions of Chapter 32 shall include the following amendment:

1. Table 3201.7 is amended by changing the minimum size of a trap for a shower with a total flow rating of 5.7 gpm or less from 1 ½ inches to 2 inches.

ML. The provisions of Part VIII, Chapters 34 through 43 are replaced with the National Electrical Code.

NM. The provisions of Appendix E shall include the following amendments:

1. Subsection AE201.1 Manufactured Home definition is replaced with the following:

Manufactured Home. Any pre-constructed building unit or combination of pre-constructed building units, without motive power, where such unit or units are manufactured in a factory or at a location other than the residential site of the completed home, which is designed and commonly used for the occupancy by persons for residential purposes, in either temporary or permanent locations and which unit or units are not licensed as a vehicle. Manufactured Homes include, Manufactured Homes built to the HUD standards, and factory- built housing units built to the building code standards adopted by State of Colorado Department of Housing.

2. Subsection AE201.1 the following definition is added:

Mobile Homes. (Units Constructed in or before 1976) A pre-HUD home built to the ANSI A-119.1 standard. Such mobile homes may be unlabeled, or for Colorado homes built between 1971 and 1976, possess a State of Colorado Mobile Home Certification label.

3. Subsection AE304.3.3 is deleted.

O. The provisions of Appendix F shall include the following amendments: -

1. Section AF101 is replaced with the following:

AF101.1 General. This appendix contains radon control requirements for new construction in the City of Lakewood.

2. Subsection AF103.~~24~~ is replaced with the following:

AF103.~~24~~ Subfloor preparation for basements or enclosed crawl spaces with concrete floors and slab on grade dwellings:

A layer of gas-permeable material shall be placed under those portions of concrete slabs or subfloors that are (a) within the walls of living spaces and directly contact the ground and (b) where either new fill material is placed

to create a new sub-grade or trenches are used for underground plumbing or depressurization pipes. The gas-permeable layer shall consist of one of the following:

1. A uniform layer of clean aggregate, a minimum of 4 inches thick. The aggregate shall consist of material that will pass through a 2-inch sieve and be retained by a ¼-inch sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches thick, overlain by a layer or strips of geotextile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

3. Subsection AF103.3-4.1 is deleted.
4. [Subsection AF103.4.2 is deleted.](#)
5. Figure AF102 is amended by adding a footnote to read as follows:
 - a. The polyethylene sheeting shown in the figure is not required below concrete slabs in basements. The polyethylene sheeting is required in all crawl spaces and shall meet the requirements of Section 103.5.2.

PN. The provisions of Appendix H shall include the following amendments:

~~1. Section AH102 is replaced with the following:~~

~~Patio covers. Open one-story structures not exceeding 12 feet in height.~~

~~Enclosed patio. Patio enclosure walls shall be permitted to be of any configuration, provided the open or glazed area of the longer wall and one additional wall is equal to 65 percent of the area below 6 foot 8 inches of each wall, measured from the floor. Openings shall be permitted to be covered with (1) insect screening, (2) approved translucent or transparent plastic not more than 0.125 inch in thickness, (3) glass conforming to the provisions of Section R308, (4) any combination of the foregoing, (5) any similar material or covering at the discretion of the Building Official.~~

~~Conditioned, enclosed patios shall be considered a room addition and shall be constructed as required by Chapters 1 through 33 of this code~~

1. A new subsection AH103.3 is added to read as follows:

AH103.3 Enclosed Patios. Conditioned, enclosed patios shall be considered a room addition and shall be constructed as required by Chapters 1 through 33 of this code.

2. Subsection AH106-15.2 is replaced with the following:

AH 106-15.2 General. Patio covers shall be supported on piers or other approved foundation systems that extend below frost depth as defined in Table R301.2(1). Enclosed patios as defined in AH102 shall be supported on a continuous foundation system extending below frost depth as defined in Table R301.2(1). Walls shall not be supported on a slab or shallow-depth foundation.

3. Subsection AH106 is deleted.

14.09.070 Penalties for violations of the International Residential Code

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 10. Chapter 14.10 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.10.010 International Fuel Gas Code, 2009–2015 Edition, adopted by reference, generally.

Pursuant to Title 31, Article 16, 1973, C.R.S., and the Lakewood Municipal Charter, the International Fuel Gas Code of the International Code Council, 2009–2015 Edition, hereinafter “International Fuel Gas Code,” is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.10.020 Purpose of the International Fuel Gas Code.

The purpose of the International Fuel Gas Code is to provide minimum standards to safeguard life and limb, health, property and public welfare by the regulation of the design, construction, installation, and quality of materials, location, operation and maintenance of fuel gas systems.

14.10.040 Amendments to certain provisions of the International Fuel Gas Code. Certain provisions of the International Fuel Gas Code, as indicated herein, are hereby amended.

A. The provisions of Chapter 1 shall include the following amendments:

1. Subsection 101.1 is deleted.
2. Subsection 101.2 is amended by deleting the exception.
3. Section 103 is deleted.
4. Subsection 106.6 is replaced with the following:

106.6. Fees. Fees and valuation for permits required by this Code shall be as specified in Section 14.01.060 of the Lakewood Building Code

5. Section 109 is replaced with following:

Board of Appeals. Persons aggrieved under this Chapter 14.10 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

- B. The provisions of Chapter 3 shall include the following amendments:

1. Subsection 303.3 is amended by deleting exceptions 3 and 4

~~2. Subsection 304.5 is deleted.~~

~~3. Subsection 304.7 is deleted.~~

24. A new Subsection 305.13 is added to read as follows:

305.13 Roof mounted equipment. Equipment or appliances installed on a roof shall be a minimum of 12 inches above the roof on an approved or listed curb or platform.

- C. The provisions of Chapter 4 shall include the following amendments:

~~1. Subsection 404.35 is replaced with the following:~~

~~404.35 Piping in concealed locations. Portions of a piping system installed in concealed locations shall not have unions, tubing fittings, right and left couplings, bushings, compression couplings and swing joints made by combinations of fittings. Unions may only be installed at the meter or downstream of the control valve at the fixture or appliance.~~

12. Subsection 404.64 is replaced with the following:

404.64 Underground penetrations prohibited. Gas piping shall not penetrate a building foundation wall below grade. When passing through masonry or concrete exterior walls, gas piping shall be encased in a protective pipe sleeve. The annular space between the gas piping and the sleeve shall be sealed to prevent the infiltration of water.

23. Subsection 404.120 is replaced with the following:

404.120 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches below grade, except as provided for in Section 404.12.1. Underground plastic gas piping shall be installed a minimum of 18 inches below grade.

34. Subsection 406.4.24 is replaced with the following:

406.4.24 Test pressure. Threaded gas piping shall be tested at 20 psi for a duration of 24 hours. Welded or medium pressure gas piping shall be tested at 60 psi for 24 hours.

- D. The provisions of Chapter 6 shall include the following amendments:

~~1. Subsection 602.1 is replaced with the following:~~

~~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. Manually lighted natural gas decorative appliances shall be tested in accordance with ANSI Z21.84. Dampers for gas log installations shall be removed or welded in the full open position.~~

21. Subsection 621.1 is replaced with the following:

621.1 Unvented room heaters. Unvented gas burning appliances shall not be installed in any occupied building.

32. Subsection 623.2 is amended by adding an exception to read as follows:

Exception: Commercial cooking appliances installed in accordance with the manufacturer's specifications for residential installation may be approved by the Building Official.

14.10.070 Penalties for violations of the International Fuel Gas Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and noncompliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 11. Chapter 14.24 of the Lakewood Municipal Code is repealed and reenacted as follows:

14.24.010 International Fire Code, ~~2009~~2015 Edition, adopted by reference, generally. Pursuant to Title 31, Article 16, 1973 C.R.S., and the Lakewood Municipal Charter, the International Fire Code of the International Code Council, ~~2009~~2015 Edition, including Appendices B, C, D, ~~E~~, F, G, H, I, ~~K~~ and ~~JL~~, hereinafter "International Fire Code," is hereby adopted by reference, subject to the deletions, amendments and additions contained herein.

14.24.020 Purpose of the International Fire Code.

The purpose of the International Fire Code is to govern the maintenance of buildings and premises; to safeguard life, health, property, and public welfare by regulating the storage,

use and handling of dangerous and hazardous materials, substances and processes and by regulating the maintenance of adequate egress facilities.

14.24.040 Amendments to certain provisions of the International Fire Code. Certain provisions of the International Fire Code, as indicated herein, are amended.

A. The provisions of Chapter 1 shall contain the following amendments:

1. Subsection 101.1 is deleted.

~~2. Subsection 101.6 is added to read as follows:~~

~~101.6 The City of Lakewood Environmental Manager shall have the nonexclusive power and authority to enforce the provisions of the International Fire Code as adopted in this chapter. The Environmental Manager shall be considered a peace officer within the meaning of Section 1.04.010 of the Lakewood Municipal Code for purposes of enforcing the provisions of the International Fire Code as adopted in this chapter.~~

~~23.~~ Section 103 is deleted.

~~4. Subsection 105.6.30 is amended by deleting the exception.~~

3. A new subsection 105.49 is added to read as follows:

105.49 Assisted Living Facilities. An operational permit issued by the fire authority having jurisdiction is required for the operation and maintenance of assisted living facilities.

~~54.~~ Section 108 is replaced with the following:

Board of Appeals. Persons aggrieved under this Chapter 14.24 shall file an appeal with the Board of Appeals of the City of Lakewood as provided in Chapter 14.12 of the Lakewood Municipal Code.

~~65.~~ Subsection 109.3 is deleted

~~76.~~ Subsection 111.4 is deleted

~~87.~~ Section 113 is replaced with the following:

Fees and valuation for permits required by this code shall be as specified in Section 14.01.060 of the Lakewood Building Code.

~~B. The provisions of Chapter 3 shall include the following amendments:~~

~~1. Subsection 308.1.4 is replaced with the following:~~

~~308.1.4 Open-flame cooking devices. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.~~

~~Exceptions:~~

~~1. Detached one- and two-family dwellings and attached multiple single-family dwellings with separate means of egress such as townhouses or row homes.~~

~~2. Where buildings, balconies and decks are protected by an automatic sprinkler system.~~

~~3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 ½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].~~

CB. The provisions of Chapter 5 shall include the following amendments:

1. Subsection 503.2.1 is replaced with the following:

503.2.1 Dimensions: Public streets. Public streets that are used for fire apparatus access roads shall have an unobstructed width that meets the dimensions in the *Engineering Regulations, Construction Specifications and Design Standards* of the City of Lakewood; and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.1.1 Dimensions: Private streets, roads, drives. Private streets, roads, drives or any other areas on private property designated as fire apparatus access roads shall have an unobstructed width of not less than 24 feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

~~2. Subsection 507.5.1 is amended by deleting the exceptions.~~

2. Subsection 503.2.4 is replaced with the following:

503.2.4 Turning radius. A public street used as a fire apparatus access road shall have intersection and centerline turning radii meeting the dimensions of the *Transportation Engineering Design Standards* of the City of Lakewood. The required turning radius of a fire apparatus access road on private property shall be an inside radius of 25 feet and an outside radius of 50 feet or as determined by the fire code official. Computer modeling may be required to establish that the fire apparatus of the fire authority having jurisdiction can adequately maneuver proposed access pathways.

3. Subsection 503.2.8 is replaced with the following:

503.2.8 Angles of Approach and Departure. The angles of approach and departure for fire apparatus access roads shall be no greater than 10% or within the limits established by the fire code official based on the fire apparatus.

4. Subsection 507.5.1 is amended as follows:

1. Exception 1 is deleted.

2. Exception 2 is removed and replaced with the following: For buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, a fire hydrant shall be located a minimum of 50 feet and a maximum of 100 feet from the Fire Department Connection(s) in an approved location.

5. Subsection 507.5.1.1 is replaced with the following:

507.5.1.1 Hydrants for standpipe systems. Hydrants for standpipe and/or automatic sprinkler systems. Buildings equipped with a standpipe system installed in accordance with Section 905, and/or an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 shall have a fire hydrant a minimum of 50 feet and a maximum of 100 feet from the fire department connection(s) in an approved location.

36. Subsection 510.1.1 is replaced with the following:

510.1.1 Minimum signal strength into the building. A minimum signal strength of -85 dBm shall be receivable within the building.

47. Subsection 510.1.2 is replaced with the following:

510.1.2 Minimum signal strength out of the building. A minimum signal strength of -90 dBm shall be received by the agency's radio system when transmitted from within the building.

58. A new subsection 510.4.1.3 is added to read as follows:

510.4.1.3 Field strength. If the field strength outside the building where the receive antenna for the in-building system is located is less than -85dBm, the minimum required in-building field strength shall equal the field strength being delivered to the receive antenna of the building.

9. A new subsection 510.5.5 is added to read as follows:

510.5.5 Rating. All essential components shall be installed in a room accessible for repair and testing within the structure that is rated at 2-hours.

~~D. The provisions of Chapter 6 shall include the following amendment:~~

~~1. A new subsection 603.4.3 is added to read as follows:~~

~~603.4.3 Portable unvented oil burning appliances. Upon approval of the Fire Marshal, portable unvented oil burning heating appliances may be permitted in any occupancy during the construction process when such use is necessary for the construction and the use does not represent a hazard to life or property.~~

ED. The provisions of Chapter 9 shall include the following amendments:

1. Subsection 901.6. is replaced with the following:

901.6 Inspection, testing and maintenance. Fire detection, alarm and extinguishing systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Non-required fire protection systems and equipment shall be inspected, tested and maintained or removed. The Fire Marshal shall approve the removal of any non-required fire protection systems or equipment.

~~2. Subsection 905.1. is replaced with the following:~~

~~905.1 General. Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. In buildings used for high piled combustible storage, fire protection shall be in accordance with Chapter 23. All standpipe outlets shall be equipped with a two and one-half inch outlet with a one and one-half inch reducer~~

~~3. A new subsection 907.2.24 is added to read as follows:~~

~~907.2.24 Where required — new buildings and structures greater than or equal to 3600 square feet. An approved Analog/Addressable Fire Detection System installed in accordance with the fire provisions of this code and the most recent edition of NFPA 72 shall be provided in new buildings and structures greater than or equal to 3600 square feet. Where other portions of this code have more stringent provisions, the more stringent provisions shall apply.~~

~~4. Subsection 907.5.1 is amended by deleting exception 2.~~

~~52. Subsection 903.4.2 is replaced with the following:~~

~~903.4.2 Alarms. An approved audible/visual appliance, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm appliances shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.~~

~~3. A new subsection 907. 6.6.3 is added to read as follows:~~

~~907.6.6.3-6 Separate panels required. Fire alarm panels and security alarm panels shall be separate and not combined.~~

~~E.F. The provisions of Chapter 10 shall include the following amendment:~~

~~1. Subsection 10254.1 is replaced with the following:~~

~~10254.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Groups A, B, E, I, M, R-1 and R-2 ~~having occupied floors located more than 75 feet (22860 mm) above the lowest level of fire department vehicle access~~ in accordance with Section 10254.1 through 1025.51024.5.~~

~~Exceptions:~~

~~1. Luminous egress path marking shall not be required on the level of exit discharge in lobbies that serve as part of the exit path in accordance with Section 1027.1, Exception 1.~~

~~2. Luminous egress path markings shall not be required in areas of open parking garages that serve as part of the exit path in accordance with Section 1027.1, Exception 3.~~

~~G. The provisions of Chapter 46 shall include the following amendment:~~

~~1. A new subsection 4603.6.8 is added to read as follows:~~

~~4603.6.8 Where required—existing buildings greater than 3600 square feet. An approved Fire Detection System installed in accordance with the most recent edition of NFPA 72 shall be provided in existing buildings and structures over 3600 square feet when a change in occupant or occupancy type occurs. Existing buildings that do not currently meet this requirement will be required to provide an approved installation plan outlining how the building will be brought up to the current standard and summarizing the timeframe for doing so~~

~~F. The provisions of Chapter 53 shall include the following amendment:~~

~~1. Subsection 5307.1 is replaced with the following:~~

~~5307.1 Incompatible materials. Compressed gas containers, cylinders and tanks shall be separated from each other based on the hazard class for their contents and shall be separated from incompatible materials in accordance with 5303.9.8. The provisions of this section shall apply to both new and existing systems.~~

~~G. The provisions of Chapter 56 shall include the following amendment:~~

~~1. A new subsection 5610 is added to read as follows:~~

~~5610 Other requirements. This chapter shall be interpreted to be consistent with the provisions of §12-28-101, et seq., CRS and any applicable municipal ordinance which shall govern all fireworks, their sale, storage and use.~~

~~H. The provisions of Chapter 61 shall include the following amendment:~~

~~1. Subsection 6109.13 is amended by deleting the exception.~~

~~I. The provisions of Appendix B shall include the following amendments:~~

~~1. Table B105.1(1) is amended to require the minimum fire flow for all fire flow calculation areas to be no less than 1000 gallons per minute.~~

~~2. Table B105.2 is amended change the reduction percentage allowed to 50% of the value in Table B105.1(2).~~

~~H. The provisions of Appendix B shall include the following amendment:~~

~~1. Subsection B105.2 is amended by replacing the exception with the following:~~

~~Exception: A reduction in required fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.~~

~~I. The provisions of Appendix J shall include the following amendments:~~

~~1. Subsection J101.1 is replaced with the following:~~

~~J101.1 Scope. Systems, components and equipment required to provide emergency~~

~~responder radio coverage shall be in accordance with this appendix. The scope of this provision shall apply to:~~

- ~~a. New buildings and structures greater than 50,000 square feet or additions and/or modifications which cause the buildings to be greater than 50,000 square feet. For the purpose of this section, firewalls cannot be used to define separate buildings.~~
 - ~~b. All basements over 10,000 square feet where the design occupant load is greater than 50, regardless of the occupancy.~~
 - ~~c. Existing buildings meeting (a) or (b) of this section undergoing alterations exceeding 20 percent of the aggregate area of the building.~~
- ~~Exception: One- and two-family dwellings and townhouses.~~

~~2. A new subsection J101.3 is added to read as follows:~~

~~101.3 Specifications. Contact the West Metro Fire Protection District's Communication Officer for required specifications.~~

~~3. A new subsection J103.1.3.2 is added to read as follows:~~

~~J103.1.3.2 Wiring of secondary power. Where an emergency power (generator) circuit is supplied, Emergency Amplification System power supplies shall be hardwired in conduit into the building's emergency power (generator) circuit.~~

~~4. A new subsection J103.1.6 is added to read as follows:~~

~~J103.1.6 Loss of power. Upon the loss of primary or secondary power, the emergency amplification shall be configured so that a loss of any supply power will indicate a trouble alarm on the fire alarm control panel and shall report the condition to the fire alarm supervising station.~~

~~5. A new subsection J103.1.7 is added to read as follows:~~

~~J103.1.7 Failure of in-building emergency responder radio system. The operational failure of the in-building emergency responder radio system shall indicate a trouble alarm on the fire alarm control panel and shall report the condition to the fire alarm supervising station.~~

~~6. A new subsection J103.1.8 is added to read as follows:~~

~~J103.1.8 Essential component protection. All essential components shall be installed in a 2-hour fire-resistance rated room, accessible for repair and testing and located within the primary structure.~~

~~7. Subsection J103.2.4 is amended by replacing item 1 with the following:~~

~~1. The structure shall be divided into 25-foot grids and measurements shall be taken at the center of each grid. In critical areas as determined by West Metro Fire Rescue (Fire Command Centers, elevators, stairwells, protect-in-place areas, lobby refuge areas, equipment rooms, high hazard areas, basements, and underground parking areas) the grids shall be reduced to 10 feet. The size of the grids may also be reduced upon recommendations of the Special Inspector, in areas where displays, equipment, stock or any other obstruction may significantly affect communications in those areas.~~

~~8. Subsection J103.3.3 is amended by adding items 6, 7, and 8 to read as~~

follows:

~~6. If the communications appear to have degraded or if the tests fail to demonstrate adequate system performance, the owner of the building or structure is required to remedy the problem and restore the system in a manner consistent with the original approval criteria.~~

~~7. If the degradation to the system is due to building additions or remodeling, the owner of the building or structure is required to remedy the problem and restore the system in a manner consistent with the original approval criteria in order to obtain a final inspection for occupancy.~~

~~8. All equipment shall be maintained in working order and shall be useable by fire department personnel without notice. In the event the equipment is not functional, temporary equipment to assure communication within the structure shall be provided at the owner/occupant's expense.~~

14.24.070 Penalties for violations of the International Fire Code.

A. Any person who violates any of the provisions of the code adopted by this chapter or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order, as affirmed or modified by the Board of Appeals or by a court of competent jurisdiction, within the time fixed in this chapter, shall severally for each and every violation and non-compliance respectively, be subject to the penalties set forth in Section 1.16.020. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations or deficits within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

SECTION 12. All provisions of Chapter 14 of the Lakewood Municipal Code not expressly amended hereby shall remain unaltered and in full force and effect.

SECTION 13. This ordinance shall take effect thirty (30) days after final publication. The Lakewood Building Code adopted by this ordinance shall take effect July 1, 2018. Any application for a permit required by the Lakewood Building Code filed prior to July 1, 2018, may, at the applicant's choice, follow requirements of the Lakewood Building Code in effect prior to July 1, 2018, or the Lakewood Building Code in effect on July 1, 2018. Any application for a permit required by the Lakewood Building Code filed on or after July 1, 2018, shall follow the requirements of the Lakewood Building Code as adopted by this Ordinance.

SECTION 14. If any provision of this Ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this Ordinance that can be given effect without the invalid

portion, provided that such remaining portions or application of this Ordinance are not determined by the court to be inoperable.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a regular meeting of the Lakewood City Council on the ____ day of _____, 2018; published by title in _____ and in full on the City of Lakewood's website at www.lakewood.org, on the ____ day of _____, 2018; set for public hearing on the ____ day of _____, 2018; read, finally passed and adopted by the City Council on the ____ day of _____, 2018; and signed and approved by the Mayor on the ____ day of _____, 2018.

Adam Paul, Mayor

ATTEST:

Margy Greer, City Clerk

APPROVED AS TO FORM:

Timothy P. Cox, City Attorney

RESOLUTION OF CITY OF LAKEWOOD BOARD OF APPEALS

Adoption of the Lakewood Building Code including 2015 International Codes, 2017 National Electrical Code and local amendments

WHEREAS, the City of Lakewood (the "City") has adopted by reference certain building and similar codes promulgated by the International Code Council ("ICC"), as well as the National Electrical Code (collectively, the ICC and National Codes"), which included various local amendments to each adopted Code;

WHEREAS, the adoption by reference of the ICC and National Codes, and the local amendments thereto, are codified in Title 14 of the Lakewood Municipal Code (the "LMC");

WHEREAS, pursuant to LMC Section 14.01.010, the adopted ICC and National Codes, as amended or modified, constitute the "Lakewood Building Code";

WHEREAS, Public Works Department Staff, including the Building Official and City Engineer, have presented for adoption by reference the 2017 National Electrical Code and the 2015 editions of certain ICC Codes (collectively, the "Proposed Building Code"), including amendments and modifications thereto (the "Amendments"), to replace the current Lakewood Building Code;

WHEREAS, LMC Section 14.12.010 established the "Board of Appeals" for the purposes of, among other things, reviewing proposed additions, changes or amendments to the Lakewood Building Code and to make recommendations to the Lakewood City Council with respect thereto;

WHEREAS, the Board of Appeals reviewed and considered the Proposed Building Code at four separate study sessions and one regular meeting; and

WHEREAS, based on the Findings of Facts below, the Board of Appeals finds it desirable to repeal the Lakewood Building Code now in effect and adopt in its place the Proposed Building Code and Amendments as presented by Staff:

FINDINGS OF FACT

The Board of Appeals hereby finds and determines that:

- A. The Proposed Building Code, which includes adoption of, and Amendments to, the 2015 International Building Code; 2015 International Residential Code; 2015 International Plumbing Code; 2015 International Mechanical Code; 2015 International Fuel Gas Code; 2015 International Existing Building Code, 2015 International Energy Conservation Code; 2015 International Swimming Pool and Spa Code; 2015 International Fire Code; and the 2017 National Electrical Code will promote the health, safety and welfare of the inhabitants of the City;

- B. The Amendments are necessary and desirable, particularly in light of local conditions prevailing within the City and the Denver metropolitan area;
- C. Aspects of the Proposed Building Code and Amendments are desirable to support various goals of the City of Lakewood Sustainability Plan;
- D. Aspects of the Proposed Building Code and Amendments are necessary to comply with certain provisions of Colorado law; and
- E. The fire authorities having jurisdiction within the City support the Proposed Building Code and Amendments.

NOW, THEREFORE, BE IT RESOLVED that the City of Lakewood Board of Appeals, by a vote of 6 to 0, adopts Findings of Fact A through E and recommends that the City Council adopt the Proposed Building Code and Amendments as presented.

Motion was made by Michael Franz and seconded by William Furman to recommend City Council adopt the Proposed Building Code and Amendments.

The roll having been called, the vote of the Lakewood Board of Appeals is as follows:

Rachel Rouiller	yes
William Furman	yes
Jennifer Matteson	yes
Michael Franz	yes
Rhonda Peters	absent
Donaldo Visani	yes
Tawnya Reitz	yes




 Donaldo Visani, Chair

CERTIFICATION

I, Berta Saracino, Secretary to the City of Lakewood Board of Appeals do hereby certify that the foregoing is a true copy of a resolution duly adopted by the Lakewood Board of Appeals at a Regular Meeting held on the 13th day of March, 2018, as the same appears in the minutes of said meeting.

Dated this 13th day of March, 2018



 Berta Saracino, Secretary to the Board of Appeals

MEMORANDUM

To: Mayor and City Council

Thru: Jay N. Hutchison, Director, Public Works Department

From: Anne Heine, City Engineer
Mike Sizemore, Building Official

Date: February 20, 2018

Subject: Update to the Lakewood Building Code

At the March 5, 2018 study session, City Council will be reviewing an update to the Lakewood Building Code. This memorandum outlines the proposed City Council adoption process, the results of the review of the draft ordinance by stakeholder groups and a summary of the draft ordinance

Public Works is requesting consensus from City Council to move forward with the adoption process.

Adoption Process

The Lakewood Building Code is contained within Title 14 of the Lakewood Municipal Code and comprises a series of published building codes and local amendments to the published codes. The draft ordinance includes adoption of several 2015 codes published by the International Code Council and the 2017 electrical code published by the National Fire Protection Association. A summary of the codes and the key local amendments associated with each code is provided later in this memorandum.

With City Council consensus, the first reading of the ordinance is proposed for the April 9th City Council meeting, with the second reading and public hearing proposed for the April 23rd City Council meeting.

Stakeholder Review of the Draft Ordinance

Lakewood Board of Appeals

The Municipal Code requires the Board of Appeals to provide a recommendation to City Council regarding the adoption and amendment of the Lakewood Building Code. The Board reviewed the draft ordinance during four study sessions in 2017. The Board is scheduled to meet in March and make a final recommendation, which will be provided to City Council with the ordinance adopting the Lakewood Building Code.

Fire Districts

Lakewood is served by three fire protection districts: West Metro Fire Protection District serves the majority of the city, Pleasant View Fire Department serves the Colorado Mills Mall area in partnership with West Metro Fire Protection District and Littleton Fire Protection District serves the Lochmoor subdivision at South Wadsworth Boulevard and West Quincy Avenue. The fire districts provide emergency response as well as enforcement of the fire code and building plan review with respect to the fire code.

Each fire district adopts an edition of the fire code with their own amendments; however, Pleasant View defers to West Metro for all building plan review and decisions regarding code adoption within the City.

Lakewood enjoys a strong, collaborative partnership with the West Metro Fire Protection District related to building codes and development projects. The West Metro Fire Marshal was an active participant during the building code review process. The West Metro Fire Marshal will make a presentation regarding the fire code at the study session.

Lakewood Police Department

The Community Action Team and Code Enforcement staff of the Police Department reviewed the draft ordinance.

The Building Plans Review and Inspection Section works closely with the Police Department Community Action Team and with the Code Enforcement Section. These partnerships will continue and are not affected by the proposed ordinance.

Planning Department - Sustainability Division

The Sustainability Division reviewed the draft ordinance to identify potential amendments that support the goals adopted in the Lakewood Sustainability Plan. In consultation with experts from Denver Water, the Southwest Energy Efficiency Project and the Colorado Energy Office, city staff reviewed the International Energy Conservation Code, the International Green Construction Code, and other green building best practices such as Energy Star and Leadership in Energy and Environmental Design (LEED).

Energy Star and LEED certifications are issued through private organizations and the certification processes are voluntary and separate from the city's plan review and inspection process. Many builders are already meeting Energy Star and LEED requirements and are obtaining certifications. These above-code programs are not affected by the city's current code adoption process.

The draft ordinance does not include adoption of the International Green Construction Code (IgCC); however, the IgCC has been used as a guide in developing the proposed amendments for construction and demolition waste, energy efficiency and water efficiency. The IgCC is transitioning from a stand-alone code and in 2018 it will be integrated with the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) standard for heating, ventilation and cooling. The ASHRAE standard is a guideline for those wishing to use the provisions as an alternative method to the applicable standard building code. This approach is currently available to designers and builders in Lakewood and will continue to be available as the IgCC is integrated with the ASHRAE standard.

Later in this memorandum, the summary of the draft ordinance includes descriptions of the proposed local amendments related to electric vehicle charging stations, solar readiness, construction and demolition waste, and energy and water efficiency.

Home Builders Association of Metro Denver, local builders and other community stakeholders

Lakewood has had several discussions with the leadership from the Home Builders Association of Metro Denver (HBA). Two stakeholder meetings were held for local builders, contractors and interested residents. One of the meetings focused on the proposed amendments that support the goals of the Sustainability Plan. Those in attendance supported the proposed amendments.

The HBA and local builders are mainly interested in the International Residential Code (IRC) requirement for fire sprinkler systems in new single-family homes and duplexes. This provision was removed by a Lakewood local amendment when the 2009 IRC was adopted. The HBA supports the proposal to remove this requirement from the 2015 IRC through a local amendment in the draft ordinance. More information regarding this amendment is in the ordinance summary below.

Draft Ordinance - Codes to be Adopted and Local Amendments

A redlined version of the draft ordinance is attached for your review. The ordinance repeals and reenacts the chapters in Title 14 of the Municipal Code related to the Lakewood Building Code. Additions, deletions or changes to the current Title 14 are shown in red.

The ordinance includes adoption of the 2015 editions of the International Building Code, International Residential Code, International Existing Building Code, International Energy Conservation Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Swimming Pool and Spa Code, International Fire Code; and the 2017 edition of the National Electrical Code. The code books are copyrighted and not available on-line. A set of code books is available for your use in the City Council office in the City Manager’s Office.

Each section of the draft ordinance refers to a separate chapter of Title 14. The draft ordinance includes all the local amendments with references to the applicable section in the published code. The local amendments fall into several general categories:

- Lakewood’s administrative processes are defined by local amendments and the general administrative information in each of the published codes is deleted
- Local amendments are needed to define local conditions, such as local snow loads
- Local amendments are needed to define local practices not covered in the base code, such as moving existing buildings in or into the city
- Previous local amendments are deleted when the provisions are included in the new base code
- Local amendments are added to support other city goals, such as the Sustainability Plan goals
- Local amendments are added due to provisions in the Colorado Revised Statutes

A brief explanation of each section of the draft ordinance and key changes to the local amendments follows:

Chapter 14.01 – Administrative Provisions

These provisions establish the Lakewood Building Code and include process, permit and fee information that apply to all the codes adopted in subsequent chapters.

The first section of each of the separate codes includes administrative provisions. These provisions have been deleted in each of the separate codes and incorporated into this chapter to improve clarity.

Chapter 14.02 – International Building Code

The International Building Code applies to commercial buildings and multi-family buildings higher than three stories.

Key changes to the local amendments:

- Pergolas under 120 square feet and replacement windows and doors (of the same size opening) will no longer require permits.
- Garage separation requirements (Section 406) are now part of the code and the previous local amendment is no longer needed.
- Electrical vehicle charging station requirements (Subsection 420.7) have been added. The building code provides the method for installation of charging stations when the stations are required by the zoning code. The requirement for charging stations is currently under review with the zoning code update.
- Carbon monoxide detectors (Section 424) are now required in the code and the previous local amendment is no longer needed.
- Removing existing roofing layers (Subsection 1510.3) is now required in the code and the previous local amendment is no longer needed.
- Design wind speeds (Subsection 1609.3) have been modified based on revised regional data.
- Recycling of construction waste and demolition waste (Subsection 3302.2 and Section 3303) is required with this new amendment.
- Provisions for moving existing buildings in or into the city (Section 3410) are moved to the International Existing Building Code.

Chapter 14.03 – International Swimming Pool and Spa Code

This chapter formerly adopted the 1997 Uniform Code for the Abatement of Dangerous Buildings. This code is outdated and is being deleted. The primary life safety provisions in the 1997 code are now in the International Building Code, International Residential Code and International Existing Building Code.

The International Swimming Pool and Spa Code is a comprehensive code that replaces the pool and spa provisions in the International Building Code and the International Residential Code. It applies to residential and commercial pools, spas and hot tubs.

Local amendments are proposed to delete the administrative provisions.

Chapter 14.04 – International Mechanical Code

This code addresses heating, cooling and ventilation systems and applies to commercial buildings and multi-family buildings higher than three stories.

Key changes to the local amendments:

- Smoke test is added (Subsection 506.3.2.5) as an acceptable duct testing method.
- Subsection 506.3.10.4 now refers to duct enclosures, which are required, and the previous deletion is deleted.
- Single-pass cooling equipment (Subsection 928.2) is prohibited with a new amendment. This is a water saving measure.

Chapter 14.05 – International Plumbing Code

This code addresses plumbing for water supply and wastewater collection and applies to commercial buildings and multi-family buildings higher than three stories.

Key changes to the local amendments:

- The provisions of former Appendices F (structural safety) and G (vacuum drainage systems) are now part of the code.
- Part of the former footnote f in Table 403.1 is now in the code. The remaining part of the amended footnote allows a water dispenser instead of a water fountain for smaller occupant loads.

Chapter 14.06 – National Electrical Code

This code addresses all electrical wiring and equipment in commercial and residential buildings. The 2017 edition of the code will be adopted as required by the State of Colorado Electrical Board.

The provisions of the amendments to Articles 210 and 230 are now in the code and the amendments are deleted.

Chapter 14.07 – International Existing Building Code

This code provides flexibility in the repair, remodeling and reuse of existing buildings by allowing alternate methods to meet minimum safety requirements.

Key changes to the local amendments:

- The deletion of sections 403.8 and 707.3.2 related to roof diaphragm analysis for re-roofing of existing structures are regional amendments recommended by the Structural Engineers Association of Colorado.
- The provisions for moving existing buildings in or into the city have been moved from the International Building Code to this code.
- Allowance for additional roofing layers is deleted (Section 707.2).

Chapter 14.08 – International Energy Conservation Code

This code contains requirements which lead to reducing energy consumption in commercial and residential buildings. Approximately 20% energy reduction is achieved when applying the provisions of the 2015 code over the 2009 code. The International Energy Conservation Code is now presented in two sections: Residential (RE) and Commercial (CE).

Key changes to the local amendments:

- Appendix RB is adopted, requiring solar-ready construction in residential buildings.
- Chapter 4 (CE) is amended to include solar-ready construction in commercial buildings when solar orientation is optimal.
- Chapter 4 (RE) is amended to raise the air leakage rate compliance requirement for commercial and multi-family buildings and establishes methods of testing and reporting compliance.

Chapter 14.09 – International Residential Code

This code applies to all single-family, duplex and townhome or multi-family buildings not more than three stories.

Key changes to the local amendments:

- Appendix G includes provisions for pools, spas and hot tubs and is not adopted. The International Swimming Pool and Spa Code is adopted separately.
- Provisions for fire protection in live/work units and lodging houses are added with a new amendment of Subsection R101.2.
- Pergolas under 120 square feet, replacement windows and doors (of the same size opening), sheds under 200 square feet and decks meeting specific criteria will no longer require permits with an amendment to subsection R105.2.

- Recycling of construction and demolition waste (Subsection 106.1.5) is required for new buildings or remodels over certain square foot thresholds with a new amendment.
- Table R301.2 (1) amends wind speeds to provide for structural design improvements based on revised regional data.
- Subsection R302.2 is amended to reflect other amendments made regarding the omission of fire sprinklers.
- Section 309.5 required fire sprinklers. This requirement is deleted and the section now applies to a new amendment requiring electric vehicle charging readiness.
- The provisions of the previous amendments of Subsections R302.3, R302.5, R310.5, and R905.2.8.5 are now in the code and the amendments are deleted.
- Carbon monoxide detectors are now required in the code and the amendment of Subsection R315.3 is modified to reflect the requirements of the Colorado Revised Statutes.
- Definitions are revised for manufactured home and added for mobile home in Subsection AE201.1.

Chapter 14.10 – International Fuel Gas Code

This code applies to all fuel gas systems and equipment in commercial buildings and multi-family buildings higher than three stories.

Key changes to the local amendments:

- Indoor combustion air is now allowed resulting in Subsections 304.5 and 304.7 no longer being deleted.
- The previous amendment to Subsection 602.1 added the requirement to weld open or remove dampers. Improvements in installation techniques no longer require the dampers to be welded open or removed and this section no longer needs to be amended.

Chapter 14.24 – International Fire Code

This code applies to residential and commercial buildings.

Key changes to the local amendments:

- Appendices K (ambulatory care facilities) and L (fire fighter air replenishment systems) are adopted.
- The provisions of Appendix J are now in the code and the appendix is no longer adopted.
- Dimensions for fire access roads (Subsections 503.2.1 and 503.2.4) include dimensions for public streets that are consistent with the city's transportation and engineering standards.
- Other local amendments are made to be consistent with the amendments made by West Metro Fire Protection District.

Summary

Public Works staff recommends City Council concurrence to schedule the adoption of the update to the Lakewood Building Code.

Please contact Jay Hutchison with questions regarding this memo or the draft ordinance.