

TITLE 15: BUILDING CODE UPDATES

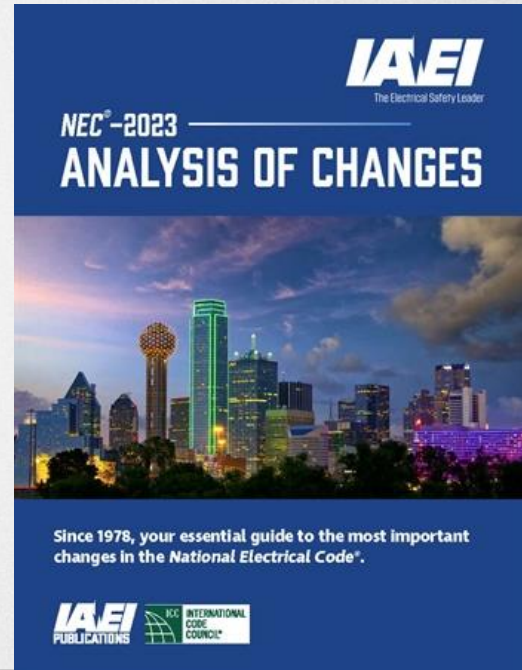
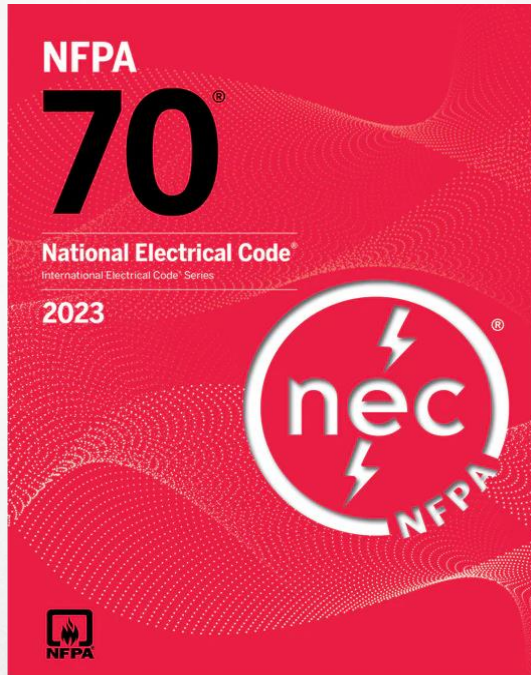
TOWN COUNCIL
NOVEMBER 7, 2023



GOALS OF AMENDMENT

1. Update National Electrical Code to most recent 2023 standard and to comply with state law
2. Update miscellaneous national elevator codes
3. Improve code by clarifying language and correcting minor errors

ELECTRICAL CODE CHANGES



2023 NEC UPDATES AND CHANGES

210.8(A)(5)

- Dwelling Unit Basements, all 125-volt through 250-volt receptacles supplied by a single phase branch circuits rated 150 volts or less to ground installed in any and all dwelling unit basements require ground-fault circuit-interrupter (GFCI) protection for personnel

210.8(A)(6)

- Dwelling Unit Kitchen, all 125-volt through 250-volt receptacles supplied by a single phase branch circuits rated 150 volts or less to ground installed in kitchen areas require ground-fault circuit-interrupter (GFCI) protection for personnel. GFCI protection would be required for all receptacles in a kitchen area as defined by the NEC.

2023 NEC UPDATES AND CHANGES

210.8(A)(11)

- Dwelling Unit Laundry Area, all 125-volt through 250-volt receptacles supplied by a single phase branch circuits rated 150 volts or less to ground installed in laundry areas require ground-fault circuit-interrupter (GFCI) protection for personnel. This requirement would include the dryer.

210.52(C)(2) and (3)

- Dwelling Unit Island and Peninsula Receptacles, receptacle outlets are not required to be installed at time of construction, however if one is not installed, provisions shall be provided at island or peninsula location for future additions.

NEIGHBORING JURISDICTIONS ELECTRICAL CODES

Jurisdiction	Current Year of Electrical Codes	Anticipated/ Adoption of 2023 NEC
Douglas County	2023	Adopted in 2023
Parker	2020	Anticipated in 2024
Centennial	2020	Anticipated in 2024
Greenwood Village	2017	Anticipated in 2024
Lone Tree	2020	Anticipated in 2024
Castle Rock	2017	Proposed for Jan 1, 2024

State adopted on August 1, 2023. Jurisdictions have 1 year to adopt.

TITLE 15.12 AND 15.28 UPDATES

- **15.12.030** - A. 101.1 Title: These provisions shall be known as the Electrical Code of the Town of Castle Rock and shall be cited as such and will be referred to herein as "the electrical code."
- **15.28.010 – Adoption** – Adopting most current elevator and conveyance codes and clarifying title of existing adopted codes to:
 - ASME A17.1 – 2019 Safety Code for Elevators and Escalators
 - ASME A18.1 - 2017 Edition, Safety Standard for Platform Lifts and Stairway
 - ASME A17.3 - 2005 Edition, Elevator Codes Safety Code for Existing Elevators and
 - ASCE 21-13, Parts 1-4 - Automated People Mover Standards
- **General Updates (Multiple Sections)** – Formatting and updating for ease of readability, clarity and corrections of minor errors.

OUTREACH

Stakeholder Meetings for National Electrical Code

- 8 meetings held over last 12 months with building contractors, development community, and with the Board of Building Appeals

RECOMMENDATION

Staff recommends approval of the ordinance adopting the editions of the codes listed below and to modifications of Chapters 15.12 and 15.28 as presented:

- 2023 National Electrical Code (NEC)
- ASME A17.1 – 2019 Safety Code for Elevators and Escalators
- ASME A18.1 - 2017 Edition, Safety Standard for Platform Lifts and Stairway Chairlifts

Staff is recommending these codes be “effective” January 1, 2024. However, to allow production home builders and their design professionals time to update construction masterplans, staff recommends residential masterplans must comply with the new codes by July 1, 2024.

PROPOSED MOTION

“I move to approve this Ordinance as introduced by title on first reading.”

ALTERNATIVE MOTIONS

“I move to approve the Ordinance as introduced by title with the following conditions _____.”

“I move to continue this item to the next meeting on _____, 2023 to allow time for additional research regarding _____.”



QUESTIONS & DISCUSSION