

ORDINANCE NO. 2019-012

AN ORDINANCE REPEALING AND REENACTING CHAPTERS 15.04, 15.06, 15.08, 15.10, 15.12, 15.14, 15.16, 15.18, 15.24, 15.26 AND 15.28 OF THE CASTLE ROCK MUNICIPAL CODE; ADOPTING BY REFERENCE AS PRIMARY CODES THE 2018 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL FIRE CODE , INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, ANSI A117.1-2009, ASME A17.1-2013, ASME A18.1-2011, ASME A17.3-2005, ASCE 21 PARTS 1-4, WITH AMENDMENTS; ADOPTING BY REFERENCE AS A PRIMARY CODE THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE, WITH AMENDMENTS; PROVIDING PENALTIES FOR VIOLATIONS THEREOF; REPEALING CHAPTER 15.20; AND MAKING MINOR EDITORIAL AMENDMENTS TO CHAPTERS 15.22 AND 15.30

WHEREAS, the Town of Castle Rock is a home rule municipal corporation and the Town Council is empowered to adopt such ordinances as are necessary and convenient to protect the health, safety and welfare of the community; and

WHEREAS, the Town Council has determined the necessity of adopting regulations and standards to govern in a safe, fair and equitable manner the construction of buildings and structures in the Town; and

WHEREAS, the codes and standards are established and periodically updated by nationally recognized professional and technical organizations, together with local amendments and serve as the most practical basis for regulating construction.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO:

Section 1. Repeal and Reenactment. Chapter 15.04 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.04 International Building Code

15.04.010 Adoption.

A. The Town adopts by reference the following code: International Building Code, 2018 Edition (appendices to the International Building Code are only adopted to the extent specified by the user and with Chief Building Official approval), for regulating and governing conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure the structures are

safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic copy of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.04.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.04.030 Amendments.

The following amendments, additions and deletions are made to the International Building Code:

A. Section 101.1 Title is amended to read as follows:

These regulations shall be known as the Building Code of the Town of Castle Rock and shall be cited as such and will be referred to herein as "this code."

B. Section 102.6 Existing Structures is amended to read as follows:

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

C. The following definitions are hereby added to Section 202, Definitions:

ARCHITECT is a person licensed under the provisions of Title 12, Article 4, C.R.S.

BUILDING SITE is all that area, or those areas, encompassed by horizontal radii of 150 feet measured outwardly from exterior structural walls, water wells, of the limits of artificial grading, on-site sewage disposal systems or slope retaining devices, except where limited by the parcel.

CIVIL ENGINEER is a person licensed under the provisions of Title 12, Article 25, Part I, C.R.S., and who is experienced and knowledgeable in the practice of civil engineering.

CIVIL ENGINEERING is the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

C.R.S. is the Colorado Revised Statutes.

ENGINEERING GEOLOGIST is a professional geologist as defined in Section 34-1-201, C.R.S., and who is experienced and knowledgeable in the practice of engineering geology.

ENGINEERING GEOLOGY is the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works for the purpose of assuring that geological features and processes affecting the planning, location, design, construction, operation and maintenance of civil works are recognized and adequately interpreted.

LAND SURVEYOR is a person licensed under the provisions of Title 12, Article 25, Part 2, C.R.S.

SOIL ENGINEER is a person licensed under the provisions of Title 12, Article 25, Part 2, C.R.S., and who is experienced and knowledgeable in the practice of soil engineering. **SOIL ENGINEERING** is the application of the principles of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

D. A new Section 312 is added to read in its entirety as follows:

SECTION 312 – UTILITY AND MISCELLANEOUS GROUP U:

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to the follows:

- a. Agricultural buildings
- b. Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)
- c. Barns
- d. Carports
- e. Communication equipment structures
- f. Fences more than 6 feet (1829 mm) in height
- g. Grain silos, accessory to residential occupancy
- h. Livestock shelters
- i. Private garages
- j. Retaining walls
- k. Sheds
- l. Stables
- m. Tanks
- n. Towers

E. A new Section 723 is added to read in its entirety as follows:

SECTION 723 - DETERMINING FACTORS OF FIRE-RESISTIVE MATERIALS AND CONSTRUCTION

723.1 General. Unless other requirements such as site plan review or other more restrictive conditions apply, this section shall be applicable to all new buildings, additions and repairs. (See Section 102.6.)

723.1.2 Centerlines of streets. For the purposes of this Chapter, the centerline of an adjoining street or alley may be considered an adjacent property line. Distance shall be measured at right angles to the street or alley.

723.1.3 Roof coverings. Except where Section 1505 and Table 1505.1 of the International Building Code require greater protection, roof coverings for new buildings or structures or additions thereto or roof coverings utilized for re-roofing shall be Class A, Class B or Class C in accordance with Section 1505.

Fire-retardant shakes and shingles as determined by Section 1505.6 may be used if installed per Section 1505.7 special purpose roofs in the International Building Code.

F. A new Section 1512 is added to read in its entirety as follows:

SECTION 1512 - ROOFS, ASSEMBLIES AND ROOFTOP STRUCTURES

1512.1 Roof drains. Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof.

Exception. R-3 dwellings on bump-out protrusions of 30 square feet or less.

1511.2 Overflow drains and scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located two inches above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of four inches may be installed in the adjacent parapet walls with the inlet flow line located two inches above the low point of the roof.

Overflow drains shall discharge to an approved location a minimum of five feet from the foundation and shall not be connected to roof drain lines.

- G. Section 1608.1 is amended to read as follows:

SECTION 1608 - SNOW LOADS

1608.1 General. Design snow loads shall be determined in accordance with Section 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607. The snow load within the Town of Castle Rock shall be a minimum of 35 pounds per square foot in elevations of 6,000 to 6,499, 40 pounds per square foot in elevations of 6,500 to 7,000 and shall not be reducible. Ground Snow Load = Snow Loads.

- H. Subsection 1803.5.4 is amended to include the following:

Design water table. The design water table shall be the measurement or prediction of the highest potential elevation of the water table at the building site where such measurement or prediction is based upon a report by a soils engineer or other qualified professional and where the accuracy of such measurement or prediction considers the average annual rainfall or other sources or factors which may influence fluctuations in the water table for the area in which the subject building site is located. In cases where the water table may be artificially lowered, the design water table must be determined subsequent to the completion of the sub drain system. Provisions must be made for maintenance of the sub drain system, funds for maintenances and individual or group responsibility for ongoing maintenance.

- I. A new Section 1805.5 is added to read as follows:

SECTION 1805 - FOOTINGS AND FOUNDATIONS

1805.8.5 Slabs below grade. Building permits for structures with slabs below grade shall not be issued unless the finished slab elevation is 6 inches or more above the design water table.

1. Peripheral sub drain required. Structures with slabs below grade shall be provided with a peripheral sub drain which slopes to a sump or sumps, daylight or other approved point. In each case, the ultimate discharge points for peripheral sub drains shall be approved during building permit application review.

2. Crawl spaces. Crawl spaces shall be permitted only where the design water table is a minimum of 36 inches below the interior finished crawl space grade.

3. Alternative designs. Alternate designs and construction practices may be permitted where it is demonstrated to the reasonable satisfaction of the Chief Building Official that they are in compliance with the intent of the criteria listed above.

J. Section 3109 is deleted in its entirety.

K. Add footnote H to Table 2902.1 Minimum Number of Required Plumbing Fixtures to read as follows:

H. Modifications to Drinking Fountains and Service Sinks may be made by the Chief Building Official pursuant to Section 104.10, International Building Code.

L. Chapter 34 is deleted in its entirety.

M. A new Section 1102 is added to read as follows:

SECTION 1102 – COMPLIANCE

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and 2017 ICC A117.1

Any reference to the ICCA117.1 shall be to the 2017 edition.

N. Section 1507.1.2 is amended to read as follows:

1507.1.2 Ice barriers. An ice barrier shall be installed on eaves and valleys for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not less than two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24-inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that do not contain conditioned floor area.

15.04.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee equal to the original permit fee, and is in addition to the required permit fee.

Section 2. Repeal and Reenactment. Chapter 15.06 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.06 International Residential Code

15.06.010 Adoption.

A. The Town adopts by reference the following code: International Residential Code for One- and Two-Family Dwellings, 2018 Edition, including Appendices A, B, C, G, H, J and M, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.06.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures to be constructed within a platted subdivision (as defined in Title 16 of the Castle Rock Municipal Code), should comply with the provisions in these adopted codes by January 1, 2020.

One copy of an engineer-stamped truss design, one engineer-stamped plan set along with one electronic CD of each is required for all Master Production Plans. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.06.030 Amendments.

The following amendments, additions and deletions are made to the International Residential Code:

- A. Section R101.1 Title is amended to read as follows:

R101.1 Title. These provisions shall be known as the Residential Code for one- and two-family dwellings of the Town of Castle Rock and shall be cited as such and will be referred to herein as "this residential code."

- B. Section R105.2, Item 2, is amended to read as follows:

Fences not over 6-feet (1829 mm) high.

- C. Section R202 Definitions is amended to add the following definitions:

DECORATIVE COATINGS. A single coat of plaster, cementious or other approved material applied to a concrete or masonry surface for aesthetic purposes only.

FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. This area could also include other exterior space intended to be used as part of the space to be occupied. The gross floor area shall not include shafts with no openings or interior courts.

- D. Section R109.1 Foundation Inspection is amended to add a new Section R109.1.1.1 to read as follows:

R109.1.1.1. Foundation compliance. Inspections shall be performed by a professional engineer licensed in the State of Colorado or architect registered in the state of Colorado. A stamped written report shall be provided to the building official of the results for the inspection by a Colorado licensed professional engineer or architect registered in the state of Colorado.

- E. Section R301.2 Climatic and Geographic Design Criteria. Table R301.2 (1) is amended to read as follows:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD ^o *	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZI NG INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c					
6000-6499 35 psf 6500-6999 40 psf	115 mph <i>Vult</i> (Exposure is site specific)	No	No	No	B	Severe	36"	Slight to moderate	1°F	Yes	a.05/26/19 88 b.03/16/20 16 c.**	867	48.1°F
MANUAL J DESIGN CRITERIA ⁿ													
Elevation			Latitude	Winter heating	Summer cooling	Altitude correction factor		Indoor design temperature	Design temperature cooling		Heating temperature difference		
6000-7000 feet			39°N	-3°	90°	.80		70°	75°		69°		
Cooling temperature difference			Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range		Winter humidity	Summer humidity		—		
15°			15 mph	7.5 mph	60°	High (H)		40%	50%		—		

*ground snow load = roof snow load, reductions for snow loads are not allowed

**FIRMS: 08035C0166G, 08035C0167G, 08035C0168G, 08035C0169G, 08035C0186G, 08035C0187G, 08035C0188G, 08035C0189G, 08035C0191G, 08035C0192G, 08035C0193G, 08035C0282G, 08035C0284G, 08035C0301G, 08035C0302G, 08035C0303G, 08035C0304G, 08035C0306G Dated: 03/16/2016

08035C0283F, 08035C0292F, 08035C0310F Dated: 09/30/2005

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(4). The grade of masonry units shall be determined from ASTM C34, C55, C62, C73, C90, C129, C145, C216 or C652.
- Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(5)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- The outdoor design dry-bulb temperature shall be selected from the columns of 97^{1/2} -percent values for winter from Appendix D of the *International Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official. [Also see Figure R301.2(1).]
- The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMS and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.
- In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- In accordance with Figure R301.2(5)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2(6).

F. Section R303 LIGHT, VENTILATION, HEATING is amended to read as follows:

R303.1 Habitable rooms, is amended to add a new Exception 4 to read as follows:

4. The natural light requirement in basements of dwelling units or congregate residences may be reduced by 50%, except that sleeping rooms must meet the requirements of Section R310.1

G. Section R313 is deleted in its entirety. ~~Section R313.1, is amended to read as follows:~~

~~**R313.1 Design and Installation.** Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.~~

~~H. Sections R313.2 and R313.2.1 are deleted in their entirety.~~

H. Section R315.3, amend Location to read as follows:

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

I. Section R315.2.2, Exception 2, is deleted in its entirety.

JK. Section 507 Exterior Decks – Table R507.7, is amended to read as follows:

TABLE R507.7 MAXIMUM JOIST SPACING FOR DECKING		
DECKING MATERIAL TYPE AND NOMINAL SIZE	MAXIMUM ON-CENTER JOIST SPACING	
	Decking perpendicular to joist	Decking diagonal to joist ^a
1 ¼-inch-thick-wood	16 inches	12 inches
2-inch-thick-wood	24 inches	16 inches
Plastic composite	12 inches	12 inches

For SI: 1 inch – 25.4 mm, 1 foot – 304.8 mm, 1 degree – 0.01745 rad.

a. Maximum angle of 45 degrees from perpendicular for wood deck boards.

KL. Section R905.1.2 is amended to read as follows:

R905.1.2 Ice barriers. As designed in Table R301.2(1), an ice barrier shall be installed on eaves and valleys for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, and wood shakes. The ice barrier shall consist of not less than two layers of underlayment cemented together, or a self-adhering polymer modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than eight units vertical in 12 units horizontal (67-percent slope), the ice barrier shall also be applied not less than 36 inches (914 mm) measured

along the roof slope from the eave edge of the building.

Exception: Detached accessory structures that do not contain conditioned floor area.

LM. Section R905, Requirements For Roof Coverings, is amended by adding a new Section R905.7.5.1 Wood shingle application, to read as follows:

R905.7.5.1 Wood shingle application. All Class C and wood shingles shall be installed per Section 1505.7, Special purpose roofs, in the International Building Code.

MN. Section G2408.5 (305.8) Clearances to combustible construction is amended by the addition of a new Section G2408.5.1, to read as follows:

G2408.5.1 Open-flame devices. Outdoor open-flame cooking devices and fixed -in-place appliances will not be allowed on any combustible surface or within 10-feet (3048 mm) of combustible construction.

Exception: Where buildings, balconies and decks are protected by an automatic sprinkler system.

NO. Section G2413.3 is amended by the addition of Table G2413.2 to read as follows:

TABLE G2413.2 (402.2) APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES	
APPLIANCE	INPUT/BTU/H (Approx.)
Space Heating Units	
Hydronic boiler	
Single family	100,000
Multi-family, per unit	60,000
Warm-air furnace	
Single family	100,000
Multi-family, per unit	60,000
Space and Water Heating Units	
Hydronic boiler	
Single family	120,000
Multi-family, per unit	75,000
Water Heating Appliances	
Water heater, automatic instantaneous	
Capacity at 2 gal/minute	142,800
Capacity at 4 gal/minute	285,000
Capacity at 6 gal/minute	428,400
Water heater, automatic storage, 30- to 40-gal tank	35,000
Water heater, automatic storage, 50-gal tank	50,000
Water heater, domestic, circulating or side-arm	35,000
Cooking Appliances	

Built-in oven or broiler unit, domestic	25,000
Built-in top unit, domestic	40,000
Range, free standing, domestic	65,000
Other Appliances	
Barbeque	40,000
Clothes dryer, Type 1 (domestic)	35,000
Gas fireplace, direct-vent	40,000
Gas light	2,500
Gas log	80,000
Refrigerator	3,000

For SI: 1 British thermal unit per hour = 0.293 W, 1 gallon = 3.785 L,
1 gallon per minute – 3.785 L/m

OP. Section G2417.4.1, Test pressure, is amended to read in its entirety as follows:

G2417.4.1 Test pressure. The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure but not less than 10 psi.

15.06.040 - Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee and in addition to the required permit fee.

Section 3. Repeal and Reenactment. Chapter 15.08 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.08 International Mechanical Code

15.08.010 Adoption.

A. The Town adopts by reference the following code: International Mechanical Code, 2018 Edition, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement and addition to, use or maintenance of mechanical systems in Castle Rock, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.08.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. One copy of an engineer-stamped truss design, one engineer-stamped plan set along with one electronic CD of each is required for all Master Production Plans. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.08.030 Amendments.

The following amendments, additions and deletions are made to the International Mechanical Code:

A. Section R101.1, Title, is amended to read in its entirety as follows:

101.1 Title. These regulations shall be known as the Mechanical Code of The Town of Castle Rock, hereinafter referred to as "this code."

B. Section 901, General, is amended to add a new Section 901.5, Solid-fuel-burning equipment, to read as follows:

SECTION 901 - SOLID-FUEL-BURNING EQUIPMENT

901.5 Solid-fuel-burning equipment. No permit shall be issued for the installation of a solid-fuel-burning fireplace stove, fireplace insert or wood stove appliance unless the appliance fully conforms with the requirements for emissions testing, certification and labeling found under Title 30, Article 28, Sections 402-405, Colorado Revised Statutes. All such appliances to be installed must be certified by the Air Pollution Control Division of the Colorado Department of Health to meet the emissions standards set forth in Section IV of Regulation No. 4 of Volume I of the Colorado Air Quality Control Commission as EPA Phase II or Colorado Phase III solid-fuel-burning devices.

15.08.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee and is in addition to the required permit fee.

Section 4. Repeal and Reenactment. Chapter 15.10 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

**Chapter 15.10
International Plumbing Code**

15.10.010 Adoption.

A. The Town adopts by reference the following code: International Plumbing Code, 2018 Edition, including Appendices B, C, D, and E, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795)

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.10.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.10.030 Amendments.

The following amendments, additions and deletions are made to the International Plumbing Code:

A. Section 101.1, Title, is amended to read in its entirety as:

101.1 Title. These regulations shall be known as the International Plumbing Code of The Town of Castle Rock, hereinafter referred to as "this code."

B. Section 305.4.1, Sewer depth, amend to read in its entirety as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be permitted, inspected and approved by the Tri-County Health Department.

C. Table 403.1, Minimum number of Required Plumbing Fixtures, is amended as:

Table 403.1 Minimum Number of Required Plumbing Fixtures. Add footnote "e" to both Drinking Fountain and Other columns (service sinks) and amend it to read as follows:

e. See modifications per Section 104.10, International Building Code.

D. Section 904.1, Roof extension, is amended to read in its entirety as:
904.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

15.10.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee and is in addition to the required permit fee.

Section 5. Repeal and Reenactment. Chapter 15. 12 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.12 National Electric Code

15.12.010 Adoption.

A. The Town adopts by reference the following code: The National Electrical Code, 2017 Edition, as published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02169-7471; and the corresponding National Electrical Code Handbook, Library of Congress. The subject matter of said code concerns are adopted as the minimum standards governing the planning, laying out and installing or the making of additions, alterations and repairs in the installation of wiring apparatus and equipment for electric light and power in the Town. These standards are also adopted to provide minimum standards to safeguard life or limb, property and public welfare. Plans, engineering calculations, diagrams and other data shall be submitted with each permit application, to include the load calculation, if required by the Building Official. This adoption shall be in compliance with Title 12, Article 23, C.R.S.

B. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.12.020 Application.

A. Except for temporary construction purposes, electrical permits shall not be issued on a new structure until a building permit has been issued. Electrical permits may be issued when a building permit is not necessary. The name and number of the Colorado-licensed Master Electrician is required on the permit application prior to issuance of the electrical permit.

B. The submitting of an electrical permit application and fee does not constitute a permit. It simply means that a permit has been applied for and, if the plans are approved, a permit will be forthcoming. No work shall commence until the permit has been issued.

C. All buildings shall require, at a minimum, one permit per meter and one address per meter. The meter or panel shall be permanently marked before the meter can be set and energized. Any and all work started without a permit will be subject to additional fees. NO EXCEPTIONS.

15.12.030 Amendments.

The following amendments, additions and deletions are made to the 2017 Edition of the National Electrical Code:

A. The 2017 Edition of the National Electrical Code is amended by the addition of the following language:

Penalties. Any person who fails to comply with the provisions of this Code or who fails to carry out an order made pursuant to this Code or violates any condition attached to a permit, approval or certificate shall be subject to the penalties established by this jurisdiction and incorporated herein at Section 15.12.040 of the Castle Rock Municipal Code.

B. Article 210.52(B)(3), Kitchen Receptacle Requirements, of the 2017 Edition of the National Electrical Code is amended by the addition of a new subparagraph (a) to read as follows:

(a) These shall be no more than four (4) outlet openings on a residential kitchen small appliance branch circuit.

C. Article 220.14(I), Receptacle Outlets, of the 2017 Edition of the National Electrical Code, is amended by the addition of a new subparagraph (1) to read as follows:

(1) For dwellings, general purpose outlets, the number of outlets per circuit shall not exceed 10 on a 15-ampere circuit or 13 on a 20-ampere circuit.

15.12.040 Electrical permit fees.

A. Residential. This Subsection includes modular homes, travel trailers, duplexes, apartments and condominiums. The permit fees for construction, extensive remodeling and additions shall be based on the enclosed living area. Subject to Subsection 2.25.030.A of this Code, permit fees shall be assessed and collected in the amounts and at the times set forth in the Development Services Fee Schedule as defined in Section 2.25.020 of this Code. Any fees not previously collected shall be collected at, and as a condition to, the issuance of a certificate of occupancy for the structure.

B. Commercial and all other fees. These fees shall be computed on the dollar value of the electrical installation, including fixtures and installation costs, etc. Subject to Subsection 2.25.030.A of this Code, permit fees for electrical inspections separate from inspections through building permits shall be assessed and collected in the amounts and at the times set forth in the Development Services Fee Schedule, as defined in Section 2.25.020 of this Code. Any fees not previously collected shall be collected at, and as a condition to, the issuance of a certificate of occupancy for the structure.

15.12.040 - Violation; penalty.

A. The Fire Code Official, Chief Building Official, code enforcement officer or other designated Town official shall be empowered to issue citations, stop-work orders, cease and desist orders or closure orders to any person found in violation of the National Electrical Code.

B. Every person convicted by citation of a violation of any provision of the 2011 Edition of the National Electrical Code shall be punished by a fine not exceeding \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by any such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 6. Repeal and Reenactment. Chapter 15.14 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

**Chapter 15.14
International Energy Conservation Code**

15.14.010 Adoption.

A. The Town adopts by referenced the following code: International Energy Conservation Code, 2018 Edition, regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One original and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.14.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanic al equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications

and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.14.030 – Amendments - Reserved.

15.14.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 7. Repeal and Reenactment. Chapter 15.16 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.16 International Fuel Gas Code

15.16.010 Adoption.

A. The Town adopts by reference the following code: International Fuel Gas Code, 2018 Edition, regulating and governing fuel gas systems and gas-fired appliances, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One original and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.16.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.16.030 Amendments.

The following amendments, additions and deletions are made to the International Fuel Gas Code:

A. Section 101.1, Title, is amended to read in its entirety as:

101.1 Title. These regulations shall be known as the Fuel Gas Code of The Town of Castle Rock, hereinafter referred to as "this code."

B. Add SECTION 402.2, Table G2413.2(402) to read as follows:

TABLE G2413.2 (402.2) APPROXIMATE GAS INPUT FOR TYPICAL APPLIANCES	
APPLIANCE	INPUT/BTU/H (Approx.)
Space Heating Units	
Hydronic boiler	
Single family	100,000
Multi-family, per unit	60,000
Warm-air furnace	
Single family	100,000
Multi-family, per unit	60,000
Space and Water Heating Units	
Hydronic boiler	
Single family	120,000
Multi-family, per unit	75,000
Water Heating Appliances	
Water heater, automatic instantaneous Capacity at 2 gal/minute	142,800

Capacity at 4 gal/minute	285,000
Capacity at 6 gal/minute	428,400
Water heater, automatic storage, 30- to 40-gal tank	35,000
Water heater, automatic storage, 50-gal tank	50,000
Water heater, domestic, circulating or side-arm	35,000
Cooking Appliances	
Built-in oven or broiler unit, domestic	25,000
Built-in top unit, domestic	40,000
Range, free standing, domestic	65,000
Other Appliances	
Barbeque	40,000
Clothes dryer, Type 1 (domestic)	35,000
Gas fireplace, direct-vent	40,000
Gas light	2,500
Gas log	80,000
Refrigerator	3,000

C. Amend Section 406.4.1, Test pressure, to read in its entirety as follows:

406.4.1 Test pressure. The test pressure to be used shall be no less than 1½ times the proposed maximum working pressure but not less than 10 psi.

15.16.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 8. Repeal and Reenactment. Chapter 15.18 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

**Chapter 15.18
International Fire Code**

15.18.010 Adoption.

A. The following code is adopted by reference: International Fire Code, 2018 Edition, including Appendices B, C, D, E, F and I, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Castle Rock Fire and Rescue Headquarters and one copy shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.18.020 Application.

A. The provisions of the adopted codes shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

B. Where, in any specific case, there is a conflict between different sections of the International Fire Code or between the International Fire Code and other Town regulations, the most restrictive provision shall apply.

15.18.030 Amendments.

The following amendments, additions, and deletions are made to the ~~2012~~ 2018 International Fire Code (IFC):

A. Section 101.1 is amended as follows:

101.1 Title. When used in the IFC, the word "jurisdiction" shall mean the area within the municipal boundaries of the Town of Castle Rock and the boundaries of the Castle Rock Fire Protection District.

B. Section 101.2.1 is amended to read as follows:

101.2.1 Appendices. Adopt specifically, Appendices B, C, D, E, F and I listed in the 2018 IFC. Where conflicts occur between the Town of Castle Rock Transportation Design Criteria Manual and Appendix D, the Town of Castle Rock Transportation Design Criteria Manual shall apply, when the Town of Castle Rock Transportation Design Criteria Manual is silent, the provisions of Appendix D shall apply.

C. Section 102.7 is amended to read as follows:

[A] 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 80 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2. Where Chapter 80 states the title and effective date ~~and title~~ of the referenced standards, it is understood that the Castle Rock Fire and Rescue Department will use the most recent version of all codes and standards.

D. Section 110.4 is amended to read as follows:

110.4 Violation penalties. Persons who are found guilty of a violation of a provision of this code or fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code Official, or of a permit or certificate used under provisions of this code shall be punished by a fine of not more than \$1000 or by imprisonment not exceeding one year, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense, with the exception of Sections 503.4 and 507.5.4, which shall be classified as parking violations and subject to a minimum fine of \$100.

In addition, "mail-in" summons and complaints, as authorized by the Municipal Court of the Town, may be issued to any owner or operator of any vehicle found in violation of the IFC, Section 503.4 and/or Section 507.5.4 and Section 1204(2)(b) of the Model Traffic Code for Colorado. In the event no response is made to said summons and complaint within fifteen (15) days of issuance thereof, the Court may inquire of the State Department of Revenue, Motor Vehicle Division, to determine the registered owner of the vehicle, and it shall be presumed that the registered owner caused the vehicle to be in violation of said sections of this code.

E. Section 112.4 is amended to read as follows:

112.4 Failure to comply. Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be punished by a fine of not more than \$1000 or by

imprisonment not exceeding one year, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed as a separate offense.

F. Chapter 2, Definitions, is amended to add the following definitions:

EMERGENCY VEHICLE ACCESS ROAD is designed and designated as a secondary fire apparatus access road.

FLAG LOT is a lot or a group of lots where the dwelling unit or units does not front a fire apparatus access road.

LOOP WATER DISTRIBUTION SYSTEM is described as a water main arranged in a complete circuit so that water will be supplied to a given point from more than one direction. (*Essentials of Fire Fighting and Fire Department Operations, International Fire Service Training Association [IFSTA], 5th Edition*).

G. Section 307.4.1 is amended to read as follows:

307.4.1 Bonfires. A bonfire shall not be conducted without approved permitting within the municipal limits of the Town of Castle Rock or anywhere within the Castle Rock Fire Protection District. Permitting is at the discretion of the Fire Chief and Fire Marshal.

H. Section 503.2.5 is amended to read as follows:

503.2.5 Dead-ends and cul-de-sacs. Fire apparatus access roads that are dead-ends in excess of 150-feet (45720 mm) in length shall be provided with an approved area for turning around fire apparatus. Fire apparatus access roads that are dead-ends or cul-de-sacs in excess of 600-feet (182.88 mm) in length shall require an approved automatic sprinkler system to be installed in all structures in accordance with the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3.

Exception: The Fire Code Official may waive the requirement of an automatic sprinkler system if all of the following requirements are met:

1. Fire hydrant is on a looped water distribution system; and
2. Access road meets IFC Section 503.2 of the Castle Rock Transportation Design Criteria Manual; and
3. Structures that are $\leq 5,000$ total square feet, including all floors and garage; and
4. Within the Standards of Cover benchmark response time.

I. Section 503.2.5 is amended to add a new subparagraph 503.2.5.1 Flag Lots to read as follows:

503.2.5.1 Flag Lots. Fire apparatus roads to flag lots shall be installed in accordance with Section 503.

Exception: An approved driveway surface and an approved automatic sprinkler system installed in all structures on the flag lots in accordance with the requirements of Sections 903.3.1.1, 903.3.1.2, or 903.3.1.3.

J. Section 503.3 is amended to read as follows:

503.3 Marking. Where required by the Fire Code Official, approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Signage and placement shall be pursuant to the requirements of the Fire Code Official.

K. Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numerals shall be Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 6-inches (152.4 mm) in height with a minimum stroke width of 1-inch (25.4 mm). Where required by the Fire Code Official, address identification shall be provided in additional approved locations to facilitate emergency response. When access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address identification shall be maintained.

Emergency response door addressing of all required doors shall be pursuant to the requirements of the Fire Code Official.

Exception: The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall ~~contrast~~ with their background.

Emergency response door addressing is not required on one- and two-family dwellings.

L. The 2018 International Fire Code is amended to add a new subsection 901.2.2 to read as follows:

901.2.2 Relocations and additions to existing automatic sprinkler systems. Relocations or additions to commercial automatic sprinkler systems of less than 20 sprinkler heads shall be pursuant to the requirements of the Fire Code Official. Relocations or additions to residential automatic sprinkler systems of less than 5 sprinkler heads shall be pursuant to the requirements of the Fire Code Official.

M. Section 901.6.3 is amended to read as follows:

901.6.3 Records. Records of all system inspections, testing and maintenance required by the referenced standards shall be maintained on the premises for a minimum period of three (3) years and shall be electronically copied to the Fire Code Official.

N. The 2018 International Fire Code is amended to add a new subsection 907.6.4 to read as follows:

907.6.4 False or nuisance alarms. False or nuisance alarms are dangerous to the life safety of the public and fire fighters responding.

False Alarms. Following a response to a false alarm from a fire protection system, the Fire Code Official may issue a summons in accordance with Section 109.6 and §18-8-111, C.R.S.

Nuisance Alarms. Following the response to three (3) nuisance alarms from a fire protection system in any consecutive 90-day period, the Fire Code Official may issue a summons in accordance with Section 109.4

O. Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Refer to Section 503.2.5 and 503.2.5.1 for additional automatic sprinkler system requirements.

P. Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3, Group R-4, Condition 1 and townhomes shall be installed throughout in accordance with the current edition of NFPA 13D. Sprinkler coverage shall be above all doors in the garage that connect to the living space.

Q. Section 903.4 is amended by the deletion of Exception #3.

R. Section 903.4.2 is amended to read as follows:

903.4.2 Alarms. An approved audible and visual device(s) location on the exterior of the building or structure in an approved location shall be connected to each automatic sprinkler system. Such sprinkler water-flow device(s) shall be activated by the water flow equivalent of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, activation of the automatic sprinkler system shall actuate a general alarm from the building fire alarm system.

S. Section 903.4.3 is amended to read as follows:

903.4.3 Floor Control Valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser of each floor in all multi-story buildings or structures.

T. Section 5001.5.2 is amended by the addition of a new subsection 10, to read as follows:

10. All businesses shall report their chemicals to the following website:
<http://apps.douglas.co.us/apps/hazmat/login.xhtml>

U. Section 5601.1.3 is amended to include the following Exception #5:

5. Fireworks shall be regulated by Title 12, Article 28, C.R.S., and Chapter 8.24, CRMC. The established time for the use of permissive fireworks is between the hours of 08:00 AM and 10:00 PM on July 4th.

V. Section 5601.2.2 is amended to read as follows:

5601.2.2 Sales and retail display. No person shall construct a retail display or offer for sale explosives, explosive material or fireworks upon highways, sidewalks, public property, or in Group A, B, E, F, H, I, M, R, S, or U occupancies. All retail display or offer for sale shall be pursuant to the requirements of the Fire Code Official.

W. The 2018 International Fire Code is amended by the addition of a new subsection 5607.1.1 to read as follows:

5607.1.1 Pre-blast survey. Prior to any blasting, the approved blasting contractor shall have a third party company perform pre-blast surveys on all structures within 500 feet (152.4 m) of the blast site upon approval of the property owner. Should the owner, operator, occupant, or other person responsible for the property refuse the survey, the third party company shall provide written documentation of the refusal to the owner, operator, occupant or other person responsible for the property and the blasting contractor and the Fire Code Official.

X. The 2018 International Fire Code is amended by the addition of a new subsection 5607.1.2 to read as follows:

5607.1.2 Pre-blast notifications. Prior to any blasting or pre-blast surveys, the approved blasting contractor shall notify all occupied structures and property owners of unoccupied buildings or structures within 1,000 feet (304.8 m) of the property lines of the site upon which any blasting operations are to occur by certified mail or direct delivery. This notification shall include that blasting is scheduled and that a third party company will be conducting pre-blast surveys within 500 feet (152.4 m) of the blast site, as required by Section 5607.1.1. The blasting contractor shall provide a copy of the written documentation and the documentation of the owner, operator, occupant or other person responsible for the property that were notified to the Fire Code Official. The Fire Code Official reserves the right to require

notifications beyond the 1,000 feet (304.8 m), depending on the site conditions and proximity to existing residential and/or commercial [properties](#).

Section 9. Repeal. Chapter 15.20 of the Castle Rock Municipal Code is repealed in its entirety.

Section 10. Amendment. Section 15.22.040 is amended in its entirety to read as follows:

15.22.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 11. Repeal and Reenactment. Chapter 15.24.010 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows

**Chapter 15.24
International Existing Building Code**

15.24.010 Adoption.

A. The following code is adopted by reference: International Existing Building Code, 2018 Edition, regulating and governing the use and reuse of existing buildings, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.24.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures.

15.24.030 Amendments.

The following amendments, additions and deletions are made to the International Existing Building Code:

A. Section 101.1 Title is amended to read as follows:

101.1 Title. These regulations shall be known as the International Existing Building Code of the Town of Castle Rock, hereinafter referred to as "this code."

B. Section 301.2 Additional codes is amended to read as follows:

301.2 Additional codes. 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 this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Swimming Pool and Spa Code and NFPA 70.

C. Section 409 Moved Structures is amended to read as follows:

SECTION 409 - MOVED STRUCTURES

409.1 Conformance. Structures moved into or within the jurisdiction shall comply with the provisions of this Code for new buildings and structures.

Exception: Manufactured homes which are not certified by the Colorado Division of Housing or are not otherwise approved as meeting the minimum requirements of the International Building Code, International Plumbing Code, International Mechanical Code, and National Electric Code, shall be installed and used in accordance with Section 409.2 and other pertinent laws and regulations.

409.2 Manufactured housing.

409.2.1 General. No manufactured home shall be installed or placed upon a site or manufactured home space unless a permit has first been obtained from the Chief Building Official and the manufactured home bears a label or has other approved documentation certifying that the manufactured home was constructed in accordance with NFPA 501B/ANSI A 119.1 (1973, 1974 and 1975 Editions) or the Federal Manufactured Home Construction and Safety Standards Act (42 U.S.C. §5401, et seq., as amended).

Exception: When inspected and approved on an individual basis by the Chief Building Official, manufactured housing constructed prior to 1973 and not certified to meet the standards listed in Section 409.2.1 above may be installed on manufactured home spaces in a manufactured home park, subject to the following requirements:

1. Structural condition. The manufactured home is, as best as can be determined by inspection, structural observation by an approved special inspector, or other reasonable means, in a safe, sound, physical and structural condition.

2. Exit facilities. The manufactured home shall be equipped with two operational exit doors.

3. Smoke detectors. The manufactured home shall have operable, approved smoke detectors installed in accordance with the requirements of Section R314.3.1 of the International Residential Code for alterations to buildings.

4. Electrical. All electrical wiring and distribution equipment within the manufactured home shall be, as best as can be determined by inspection, in safe working condition and, at a minimum, in conformance with nationally recognized standards in effect at the time of construction of the manufactured home.

5. Mechanical. All fuel-burning appliances within the manufactured home, including furnaces, water heaters and solid-fuel burning fireplaces or fireplace stoves, shall be, as best as can be determined by inspection, in safe working condition, including the provision of or the condition of shutoff valves, flexible connectors, combustion air, clearances to combustible materials, vents and chimneys.

6. Plumbing. All plumbing fixtures, drainage piping and water piping within the manufactured home shall be, as best as can be determined by inspection, in safe operating condition.

409.2.2 Installation standards. Manufactured homes shall be installed in accordance with Resolution 20 of the State Housing Board, "The Colorado Installation and Set-up Standards for Manufactured Housing," which resolution adopts by reference with amendments, NCSBCS A225.1 (ANSI A225.1-1987), the NCSBCS Standard for Manufactured Home Installations. Wind anchoring equipment (ties) shall be in accordance with the installation standards, including wind load requirements of the Town of Castle Rock.

409.2.3 Manufactured homes on permanent foundations. Manufactured homes which are not less than 24-feet in width and 36-feet in length, and which have a brick, wood or cosmetically equivalent exterior siding and a pitched roof, and are not otherwise in accordance with §30-28-115(3)(a), C.R.S., as amended, may be installed outside of manufactured home parks if installed on engineering permanent foundations and if the installation is otherwise in accordance with all applicable site installation requirements of this Code for dwellings. In addition, such homes shall be certified as having roof structures sufficient to support snow loads of the Town of Castle Rock at the building site and shall also be certified as meeting the minimum requirements of the Energy Code.

409.2.4 Accessory buildings and structures. Accessory structures, including porches, stairways, landings, storage structures, awnings, carports, cabanas, ramadas and similar structures shall be constructed in accordance with the Building Code and the applicable requirements of the Colorado Installation and Set-up Standards for Manufactured Housing.

409.2.4 Replacement furnaces, water heaters and wood stoves. The installation or replacement of furnaces, unit heaters, water heaters and solid fuel-burning appliances shall be in accordance with the federal Manufactured Home Construction and Safety Standards Act.

15.24.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 12. Repeal and Reenactment. Chapter 15.26 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

Chapter 15.26
International Swimming Pool and Spa Code

15.26.010 Adoption.

A. The following code is adopted by reference: International Swimming Pool and Spa Code, 2018 Edition, regulating and governing swimming pools, spas, hot tubs, aquatic facilities, as hereafter set out (published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

B. The subject matter of the code concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

C. One copy and an electronic version of the above-referenced code shall be maintained on file at the Development Services Department, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.26.020 Application.

The provisions of the adopted code shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.26.030 Amendments.

The following amendments, additions and deletions are made to the International Swimming Pool and Spa Code:

A. Section 101.1 Title is amended to read as follows:

101.1 Title. These regulations shall be known as the International Pool and Spa Code of the Town of Castle Rock hereinafter referred to as "this code."

15.26.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 13. Repeal and Reenactment. Chapter 15.28 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

**Chapter 15.28
Miscellaneous Codes**

15.28.010 Adoption

A. The Town adopts by reference the following codes, except as amended by the Administrator in accordance with a Memorandum of Agreement with the State of Colorado:

1. ASME A17.1 – 2013 Edition, American National Standard – Accessible and Useable Buildings and Facilities (published by the International Code Council, 4051 W. Flossmoor Road, Country Club Hills, IL 60478);

2. ASME A18.1 – 2011 Edition, Elevator Codes (published by the American Society of Mechanical Engineers, 3 Park Avenue, New York, NY 10016-5990);

3. ASME A17.3 – 2005 Edition, Elevator Codes (published by the American Society of Mechanical Engineers, 3 Park Avenue, New York, NY 10016-5990);

4. ASCE 21, Parts 1-4, January 1, 2013 (published by the American Society of Civil Engineers, 1801 Alexander Bell Drive, Reston, VA 20191);

5. ANSI A117.1 - 2009 Edition (published by International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795).

The subject matter of the codes concerns regulations to provide minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life

and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

B. One copy and an electronic version of the above-referenced codes shall be maintained on file at the Development Services Department offices, and may be inspected during regular business hours, the same being adopted as if set out at length herein.

15.28.020 Application.

The provisions of the adopted codes shall apply to the construction, alteration, moving of buildings, demolition, repair and use of any building or structure within the Town, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated by code and hydraulic flood control structures. Applicants may submit permit applications and plan reviews in compliance with these adopted codes prior to August 1, 2019. Master Production Plans, those submitted to the Town for reuse on a minimum of four structures, should comply with the provisions in these adopted codes by January 1, 2020. Required construction documents shall be submitted electronically, in PDF format. Construction drawings shall be drawn to an appropriate scale. Any document (plans, drawings, reports, surveys, etc.) prepared by an architect or engineer must bear such architect or engineers seal and signature.

15.28.030 Amendments (Reserved).

15.28.040 Violation; penalty.

A. The Chief Building Official, Fire Code Official or any other designated Town official shall be empowered to issue citations, stop work orders, cease and desist orders or closure orders to any person found in violation of this Chapter.

B. Any person who violates any of the provisions of this Chapter shall be punished by a fine of not more than \$1,000.00 or by imprisonment not to exceed one year, or by both such fine and imprisonment.

C. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation is committed, continued or permitted by such person.

D. Commencement of work without a valid permit as required under this Title 15 may be subject to payment of an additional fee in the amount equal to the original permit fee in addition to the required permit fee.

Section 14. Amendment. Subparagraph C of Section 15.30.060 of the Castle Rock Municipal Code is amended in its entirety to read as follows:

C. Fire/life safety compliance review and inspection fees. Fees imposed for construction plans review and inspection as described in the International Fire Code, 2018 Edition, shall be those fees set forth and published in the Development Services Fee Schedule.

Section 15. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect the remaining provisions of this ordinance.

Section 16. Safety Clause. The Town Council finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 21st day of May, 2019 by a vote of 6 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 18th day of June, 2019, by the Town Council of the Town of Castle Rock by a vote of __ for and __ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Robert J. Slentz, Town Attorney

Joseph Montoya, Chief Building Official