

ORDINANCE NO. 653

AN ORDINANCE AMENDING CURRENTLY EFFECTIVE BUILDING CODES, PREVIOUSLY ADOPTED BY THE TOWN OF OAK CREEK TO CONFORM TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION, INCLUDING APPENDIX CHAPTERS J; INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION INCLUDING APPENDIX CHAPTER Q; INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; NATIONAL ELECTRICAL CODE, 2017 EDITION; INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, ADMINISTRATIVE PROVISIONS, 2006 EDITION; INTERNATIONAL MECHANICAL CODE, 2015 EDITION; INTERNATIONAL ENERGY CONSERVATIONS CODE, 2015 EDITION; INTERNATIONAL PLUMBING CODE, 2015 EDITION; INTERNATIONAL FUEL GAS CODE, 2015 EDITION; ALL REGULATIONS THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AND PROVIDING FOR PENALTIES FOR THE VIOLATION THEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Colorado Revised Statutes 31-16-201 to 208 provide that municipalities may adopt certain codes and standards by reference; and

WHEREAS, pursuant to CRS 31-16-204, the Board may alter and amend any building code; and

WHEREAS, notice of the hearing shall be published twice in a newspaper of general circulation in the adopting municipality, once a least fifteen days preceding the hearing and once a least 8 days preceding it; if there is no such newspaper, the notice shall be posted in the same manner as provided for the posting of a proposed ordinance; the notice shall state the time and place of the hearing; and

WHEREAS, the International Code Council and similar bodies have updated and improved the codes; and

WHEREAS, the Board finds the fees set forth in herein are reasonable and necessary to cover the expected normal costs of plan review and inspection associated with the permits in question; and

WHEREAS, the Building Official has reviewed the new codes and recommends their adoption.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF OAK CREEK, COLORADO AS FOLLOWS:

Section 1: Amendment and Restatement of Existing Codes. The currently effective building codes adopted by Ordinance No. 647 together with any previously adopted building codes not previously repealed or amended are hereby amended and restated by reference to the codes and materials described as follows:

A. International Building Code - Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing 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 Town, that certain code known as the International Building Code, 2015 Edition, including Appendix Chapters J, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Building Code - Amendments and Deletions.

The International Building Code, 2015 Edition, is subject to the following amendments and deletions:

Section 101.1 Title. These regulations shall be known as the Building Code of Steamboat Springs Colorado, hereinafter referred to as “this code.”

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official.

Section 105.2 Work exempt from permit, Item 2 – is amended to read as follows:

2. - Fences not over 6’ (2134 mm)

Section 105.5 Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit requests shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section 107 Submittal Documents, [A] 107.1 General Amended to read as follows:

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted electronically with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

Section 109.3.1 Construction Use Tax Valuation

Construction Use Tax may be collected by the Building Department at the time of Building Permit Application submittal. A Construction Use Tax Valuation shall be provided by the permit applicant in accordance with the relevant jurisdiction's Resolution or Ordinance defining Construction Use Tax Valuation. The relevant jurisdiction may review the valuation and if it is determined that the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the relevant jurisdiction. Final Construction Use Tax Valuation shall be determined by the relevant jurisdiction.

Section 116.1 Conditions, is amended by adding a second paragraph to read as follows:

The building official may use the Uniform Code for Abatement of Dangerous Buildings, as adopted, to provide a just, equitable and practicable method to be cumulative with and in addition to any other remedy provided by this code.

Section 901.1 Scope, is amended to add a second paragraph as follows:

The fire code official shall have the authority to adopt additional standards for fire protection systems subject to applicable provisions of State statutes and home rule charter. The fire code official shall be responsible for permitting and reviewing fire sprinkler systems and fire alarm systems, in lieu of no fire code official then applicants must work directly with the State of Colorado Department of Fire Protection.

Section 903.2.8 Group R, is amended to add the following exception:

EXCEPTION: An automatic sprinkler system is not required in multi-use buildings, two stories or less with no more than 2 dwelling units, and an automatic and manual fire alarm system is installed in accordance with NFPA 72. Sprinkler systems required by other sections and other codes must still be provided.

Section 907.2.1 Group A, Exception, is hereby deleted.

Section 907.2.2 Group B, Exception, is hereby deleted.

Section 907.2.4 Group F, Exception, is hereby deleted.

Section 907.2.7 Group M, Exception 2, is hereby deleted.

Section 907.2.8.1 Manual fire alarm system, Exception 2, is hereby deleted.

Section 907.2.9 Group R-2, Exception 2, is hereby deleted.

Section 1011.2 Width and capacity, is amended to read as follows:

The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 48 inches (1219 mm). See Section 1009.3 for accessible means of egress stairways.

Section 1011.2 Width and capacity. Exception 1, is amended to read as follows:

1. Stairways serving one individual dwelling unit in Group R, Division 1 or 2, or serving Group U Occupancies may be 36 inches (914 mm) in width.

Section 1207.2 Air-borne sound, The first sentence of this section is amended to read as follows:

Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 49 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90.

Section 3202 Encroachments above grade and below 8 feet in height, is amended to read as follows:

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Section 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

Section 3202.2.1 Steps, is hereby deleted.

Section 3202.2.2 Architectural features, is amended to read as follows:

Columns, pilasters, moldings, bases, belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

Section 3202.3.1 Awnings, canopies, marquees and signs, is amended to read as follows:

Awnings, canopies, marquees and signs shall be supported entirely by the building and constructed of noncombustible materials or, when supported by a building of Type V construction, may be of one-hour fire-resistive construction. Awnings, canopies, marquees and signs shall not extend more than 4 feet (1220 mm) from the building.

Section 3202.3.3 Encroachments 15 feet or more above grade, is hereby deleted.

Appendix Section J102 Definitions. WELL is added to read as follows:

WELL. A water well.

B. International Residential Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing 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 one and two-family dwellings within the Town, that certain code known as the International Residential Code, 2015 Edition, including Appendix Chapter Q, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Residential Code – Amendments and Deletions.

Section R103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official.

Section R105.2 Work exempt from permit is amended to read:

Building:

1. One story detached accessory structure used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.5 m²).
2. Fences not over 6' (2134 mm)
11. Roofing permits are not required when existing roofing materials are removed without damaging or removing existing roofing underlayment materials and new roofing materials of the same type are re-installed.

Section R105.5 Expiration, is amended to read as follows:

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All building permits shall automatically expire three years from the date of issuance and no further work on the project for which the permit was issued shall be done unless a renewal permit is requested in writing and approved prior to the expiration date of the original permit.

Renewal permit request shall be requested in writing and justifiable cause demonstrated. Upon review of the request and after an on-site inspection is completed the Routt County Regional Building Department may authorize or deny the renewal permit request.

Renewal permits shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Renewal permits shall automatically expire one year from the date of issuance and no further work on the project for which the permit was issued shall be done. Time extensions for a renewal permit shall be requested in writing and justifiable cause demonstrated, Routt County Regional Building Department may authorize or deny the time extension request.

If approved a renewal permit for the originally permitted work shall be issued upon payment based upon the valuation of the remaining work, current codes and current fee schedules. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application.

Section 108.3.1 Construction Use Tax Valuation

Construction Use Tax may be collected by the Building Department at the time of Building Permit Application submittal. A Construction Use Tax Valuation shall be provided by the permit applicant in accordance with the relevant jurisdiction's Resolution or Ordinance defining Construction Use Tax Valuation. The relevant jurisdiction may review the valuation and if it is determined that the valuation is underestimated on the application, the permit shall be denied unless the applicant can show detailed estimates to meet the approval of the relevant jurisdiction. Final Construction Use Tax Valuation shall be determined by the relevant jurisdiction.

Table R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA, is completed as follows:

- Ground Snow Load – Case Study Area contact the Building Department for Ground Snow Load Valuations per site.
- Climate Zone 7
- Wind Speed – 115 MPH (ultimate design wind speed)
- Topographic Effects – No
- Seismic Design Category – B
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frost line Depth – 48 inches (1220mm)
- Subject to Damage by Termite – None to slight
- Subject to Damage by Decay – None to slight
- Winter Design Temperature – -15°F (-26°C)
- Ice Shield Underlayment Required – Yes
- Flood Hazards – FIRM, February 4, 2005
- Air Freezing Index – Steamboat 2239
- Mean Annual Temperature – 40-45°F (4.5-7.2°C)

Section R302.3 Two family dwellings, Exception 2, is hereby deleted.

Section R311.7.11 Alternating tread devices, is added to read as follows:

Alternating tread stairways may serve as an exit from an area not to exceed 200 square feet. Alternating tread stairways shall have a minimum projected tread of 8.5 inches (216 mm) with a minimum tread depth of 10.5 inches (267 mm). The rise to the next alternating tread surface should not be more than 8 inches (203 mm). The initial tread of the stairway shall begin at the same elevation as the platform, landing or floor surface. An approved handrail shall be provided on each side.

Section R311.7.12 Ship's ladder stairway, is added to read as follows:

An interior fire escape stairway may serve as an exit from an area not to exceed 200 square feet. The pitch of the stairway shall not exceed 60 degrees with a minimum width of 24 inches. Treads shall be not less than 4 inches in width and the rise between treads shall not exceed 10 inches. An approved handrail shall be provided on each side.

Section R313 Automatic fire sprinkler systems, is hereby deleted.

Section R601.2 Requirements, is amended to read as follows:

Wall construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R602.10.8.2 Connections to roof framing Item 1, is amended to read as follows:

For SDC A, B and C and wind speeds less than 100 miles per hour (45 m/s), where the distance from the top of the rafters or roof trusses and perpendicular top plates is 15.25 inches (387mm) or less, the rafters or roof trusses shall be connected to the top plates of braced wall lines in accordance with Table 602.3(1) and with blocking in accordance with Figure R602.10.8.2(1). Blocking shall be attached to top plate per Table 602.3(1).

Section R703.8.3 Lintels, is amended to read as

Masonry veneer shall not support any vertical load other than the dead load of the veneer above. Veneer above openings shall be supported on lintels of noncombustible materials. The lintels shall have a length of bearing not less than 4 inches (102mm). Steel lintels over openings or steel lintels that are less than 4 inches (102mm) above finished grade shall be coated with a rust-inhibitive paint, except for lintels made of corrosion resistance steel or steel treated with coating to provide corrosion resistance. Construction of openings shall comply with either Section R703.8.3.1 or 703.8.3.2.

Section R801.2 Requirements, is amended to read as follows:

Roof and ceiling construction shall be capable of accommodating all loads imposed according to Section 301 and of transmitting the resulting loads to the supporting structural elements. All Tables and Applicability Limits in this chapter that use roof live load less than 50 psf or ground snow load of 70 psf or less are hereby unusable for design in this jurisdiction.

Section R1004.4 Unvented gas log heaters, is hereby deleted.

Chapter 11 Energy Efficiency is hereby deleted.

Section G2406.2 (303.3) Prohibited locations. Exception 3, is hereby deleted.

Section G2406.2 (303.3) Prohibited locations. Exception 4, is hereby deleted.

Section G2406.2 (303.7) Liquid propane gas appliance in a pit or basement, is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Exceptions: Basements shall not require the installation of an Exhaust/Alarm System on Liquid Propane Gas Appliances if the following exceptions below are met.

1. The Basement must be a walk-out basement having a minimum of one exterior door with a maximum threshold height of $\frac{3}{4}$ " between the top of the finished floor of the basement and the top of grade on the exterior side of the building.
2. The grade shall remain level or may slope downward from the building for a distance of not less than 10 feet out from the exterior door/wall and be a minimum width of 10 feet wide the entire required distance out from the building.
3. If the Appliance is located within a framed room inside of the basement, then all doors installed to this room must be installed to allow a minimum distance and air gap of 1" between the top of the finished floor and the bottom of the door.

Section G2420.5.3 (409.5.3) Located at manifold, is hereby deleted.

Section G2433 (603) Log Lighters, is hereby deleted.

Section G2445.2 (621.2) Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

Section G2445.7 (621.7) Unvented decorative room heaters, is hereby deleted.

Section G2445.7.1 (621.7.1) Ventless firebox enclosures, is hereby deleted.

Section P2604.2 Water service installation, is amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by jurisdiction. No exceptions.

Section P3011 Indirect/Special Waste

P3011 Neutralizing device required for corrosive wastes.

Corrosive liquids, spent acids or other harmful chemicals that destroy or injure a drain, sewer, soil or waste pipe, or create noxious or toxic fumes or interfere with sewage treatment processes shall not be discharged into the plumbing system without being thoroughly diluted, neutralized or treated by passing through an approved dilution or neutralizing device. Such devices shall be automatically provided with a sufficient supply of diluting water or neutralizing medium so as to make the contents noninjurious before discharge into the drainage system. The nature of the corrosive or harmful waste and the method of its treatment or dilution shall be approved prior to installation.

Section P3005.2.10 Cleanout access. Exception Added to read as follows:

Exception:

1. Access shall not be required to One (1) Sanitary Test-Tee Cleanout per building where installed below grade and within the building envelope. The Clean-Out Plug must be installed in accordance with Section 3005.6 and permanently glued prior to backfilling.

Chapter 34 General Requirements.

Section E3401.1 Applicability, is National Electric Code currently adopted by State of Colorado.

Chapter 44 REFERENCED STANDARDS, ICC 400-2012 Standard on the Design and Construction of Log Structures, is hereby amended to read:

Where the standard provides satisfactory information for construction of log structures, Section 305.4 Thermal mass effect of log walls shall be evaluated in accordance with IECC Section R402.2.5 Mass walls or similar provisions in ICC 400-2007.

Appendix Q Tiny Houses from the 2018 International Residential Code

TINY HOUSES

(The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.)

**SECTION AQ101
GENERAL**

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single *dwelling units*. *Tiny houses* shall comply with the *International Residential Code* except as otherwise stated in this appendix.

**SECTION AQ102
DEFINITIONS**

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of the *International Residential Code* for general definitions.

EGRESS ROOF ACCESS WINDOW. A skylight or roof window designed and installed to satisfy the *emergency escape and rescue opening* requirements in Section R310.2.

LANDING PLATFORM. A landing measuring two treads deep and two risers tall, provided as the top step of a stairway accessing a *loft*.

LOFT. Any floor level located above the main floor and open to it on at least one side, with a *ceiling height* less than 6 feet 8 inches (2032 mm), complying with the area, access, and guard requirements of Section AV104, and used as a living or sleeping space.

TINY HOUSE. A *dwelling* which is 500 or less square feet (37 m²) in floor area excluding *lofts*.

**SECTION AQ103
CEILING HEIGHT**

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a *ceiling height* not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms, and kitchens shall have a *ceiling height* not less than 6 feet 4 inches (1930 mm). No obstructions shall extend below these minimum ceiling heights including beams, girders, ducts, lighting, or other obstructions.

Exception: *Ceiling heights* in *lofts* are permitted to be less than 6 foot 8 inches (2032 mm).

**SECTION AQ104
LOFTS**

AQ104.1 Minimum loft areas. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AV104.1.1 through AV104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²)

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloping ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6:12, portions of a *loft* with a sloping ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AV104.2.1 through AV104.2.4

AQ104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AV104.2.1.1 through AV104.2.1.5

AQ104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at all points at or above the permitted handrail height. The minimum width below the handrail shall not be less than 20 inches (508 mm).

AQ104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall not be less than 6 feet 2 inches (1880 mm) measured vertically from the sloped line connecting the tread nosings in the middle of the tread width.

Exception: The headroom for *landing platforms* shall not be less than 4 feet 6 inches (1372 mm).

AQ.104.2.1.3 Treads and Risers. Risers for stairs accessing a *loft* shall be a minimum of 7 inches (178 mm) and a maximum of 12 inches (305 mm). Tread depth and riser height shall be calculated with the following formulas:

Tread depth = 20 inches (508 mm) minus $\frac{4}{3}$ riser height

OR

Riser height = 15 inches (381 mm) minus $\frac{3}{4}$ tread depth

Exception: *Landing platforms* shall measure two treads deep and two risers tall.

AQ104.2.1.4 Handrails. Handrails shall comply with Section R311.7.8.

AQ104.2.1.5 Stairway guards. *Guards* at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AV104.2.2.1 and AV104.2.2.2

AQ104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have 12 inches (305 mm) minimum rung width and 10 inches (254 mm) to 14 inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200 pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8-inch (9.5 mm).

AQ104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices. *Alternating tread devices* accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders. *Ships ladders* accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.3 Loft guards. Loft *guards* shall be located along the open side(s) of *lofts* located more than 30 inches (762 mm) above the main floor. Loft *guards* shall be not less than 36 inches (914 mm) in height or one-half the clear height to the ceiling, whichever is less.

SECTION AQ105

EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for *emergency escape and rescue openings*.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed with the bottom of their opening no more than 44 inches (1118 mm) above the loft floor.

C. International Existing Building Code – Adoption.

There is hereby adopted by the County, for the purpose of providing minimum life safety requirements for all existing buildings within the County that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2015 Edition, published by the International Code Council, Inc. The Code, and the whole thereof, but with the amendments and deletions set forth below, is adopted by reference thereto the same as if set forth in length in this section.

D. International Existing Building Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing minimum life safety requirements for all existing buildings within the Town that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2015_Edition, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

1401.2 Applicability. Structures existing prior to **January 1st, 1980**. Note: it is recommended that this date coincide with the effective date of building codes within the jurisdiction], in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

E. Uniform Code for the Abatement of Dangerous Buildings Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing a just, equitable and practicable method, to be cumulative with and in addition to any other remedy available by law whereby buildings or structures in the Town which from any cause endanger the life, limb, health, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, that certain code known as the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, published by the International Conference of Building Officials. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section.

F. National Electrical Code - Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating the installation and use of electric conductors and equipment within the Town, that certain code known as the National Electric Code published by the National Fire Protection Association as adopted and amended by the State of Colorado. The State of Colorado adopts and amends the Code from time to time. The then-current edition that the State adopts as well as any and all amendments, is adopted by reference thereto the same as if set forth in length in this section.

G. International Code Council Electrical Code, Administrative Provisions, Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of providing minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of electrical systems and equipment within the Town, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2006 Edition, published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Code Council Electrical Code, Administrative Provision – Amendments.

Section 301.1 Creation of enforcement agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. The Building Official shall appoint an electrical inspector to assist the Building Department in the administration and enforcement of this code. Building Official shall be synonymous with code official in all other references in this code.

Section 1201.1.1 Adoption, is amended to read as follows:

Electrical systems and equipment shall be designed and constructed in accordance with the most current electrical code adopted by the State of Colorado Electrical Board.

H. International Mechanical Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating and controlling the design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances in the Town, that certain code known as the International Mechanical Code, 2015 Edition; published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Mechanical Code – Amendments.

The International Mechanical Code, 2015 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 903.3 Unvented gas log heaters, is hereby deleted.

I. International Energy Conservation Code – Adoption

There is hereby adopted by the Town of Oak Creek (“Town”) for the purpose of regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefor; the certain code known as the International Energy Conservation Code, 2015 Edition published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

Table R402.1.2 Insulation and Fenestration Requirements by Component is amended to read as follows.

Wood Framed Wall Insulation 2x6 Wall: R20/5

Wood Framed Wall Insulation 2x6 Wall: R22/3

Wood Framed Wall Insulation 2x6 Wall: R27/0

Footnote C: R20 in the cavity of the wall and R5 continuous insulation, or R22 in the cavity of the wall and R3 continuous insulation, or R27 in the cavity of the wall and no continuous insulation. Walls with structural sheathing see section R402.2.7 for reduction.

Section R402.4.1.2 Testing is hereby deleted

J. International Plumbing Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating and controlling design, construction, installation, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of any plumbing system within the Town, that certain code known as the International Plumbing Code, 2015 Edition published by the International Code Council, Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2015 Edition, is subject to the following amendments:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the building official. Building official shall be synonymous with code official in all other references in this code.

Section 107.2 Required inspections and testing, Item 1, is amended to read as follows:

1. Underground inspection shall be made in accordance with the specifications of the jurisdiction and before any backfill is put in place. Underground inspections of the water service pipe and building sewer shall be performed by the jurisdiction.

Section 312.5 Water supply system test, is amended by adding the following exception:

Exception: The water service piping shall be tested as required by the jurisdiction.

Section 312.6 Gravity sewer test, is amended to read as follows:

Gravity sewer tests shall be made in accordance with the specifications of the jurisdiction.

Section 603.2 Separation of water service and building sewer, is amended to read as follows:

Water service pipe and the building sewer shall be separated as required by policy established by jurisdiction.

605.3 Water service piping. The first sentence of the paragraph is amended to read:

Water service piping shall conform to NSF 61 and shall conform to one of the standards listed in Table 605.3 as approved by the jurisdiction.

Section 708.1.10 Cleanout Access. Exception added to read as follows.

Exception:

1. Access shall not be required to One (1) Sanitary Test-Tee Cleanout per building where installed below grade and within the building envelope. The Clean-Out Plug must be installed in accordance with Section 3005.6 and permanently glued prior to backfilling.

K. International Fuel Gas Code – Adoption.

There is hereby adopted by the Town of Oak Creek (“Town”), for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the Town, that certain code known as the International Fuel Gas Code, 2015 Edition published by the International Code Council,

Inc. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section subject to the amendments set forth herein.

International Fuel Gas Code - Amendments and Deletions.

The International Fuel Gas Code, 2015 Edition, is subject to the following amendments and deletions:

Section 103.1 Creation of Enforcement Agency, is amended to read as follows:

The Building Department is hereby created and the official in charge shall be known as the Building Official. Building Official shall be synonymous with code official in all other references in this code.

Section 303.3 Prohibited locations, Exception 3, is hereby deleted.

Section 303.3 Prohibited locations, Exception 4, is hereby deleted.

Section 303.8 Liquid propane gas appliance in a pit or basement, is added to read as follows:

Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement or similar location where heavier-than-air gas might collect, unless the following conditions are met:

1. There shall be installed a listed gas detector that is interlocked to a listed solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
2. There shall be installed an exhaust system for the purpose of removing unburned gases. The exhaust system shall be interlocked to the gas detector so as to operate automatically in the event of an alarm. The exhaust system shall provide a minimum of four (4) air changes per hour, and the exhaust intake shall be located within 6 inches of the floor.

Exceptions: Basements shall not require the installation of an Exhaust/Alarm System on Liquid Propane Gas Appliances if the following exceptions below are met.

1. The Basement must be a walk-out basement having a minimum of one exterior door with a maximum threshold height of ¾" between the top of the finished floor of the basement and the top of grade on the exterior side of the building.
2. The grade shall remain level or may slope downward from the building for a distance of not less than 10 feet out from the exterior door/wall and be a minimum width of 10 feet wide the entire required distance out from the building.

3. If the Appliance is located within a framed room inside of the basement, then all doors installed to this room must be installed to allow a minimum distance and air gap of 1" between the top of the finished floor and the bottom of the door.

Section 409.5.3 Located at manifold, is hereby deleted.

Section 603 Log Lighters, is hereby deleted.

Section 621.2 Prohibited use, is amended to read as follows:

Unvented room heaters are not to be installed in dwelling units.

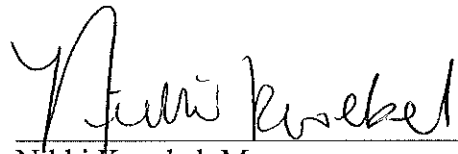
Section 621.7 Unvented decorative room heaters, is hereby deleted.

Section 621.7.1 Ventless firebox enclosures, is hereby deleted.

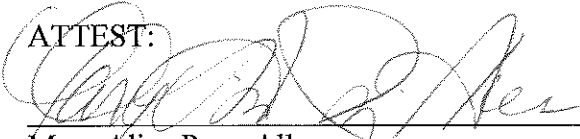
Section 2: Severability. If any part or parts, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of the Ordinance.

Section 3: Effective Date. This ordinance shall take effect and be in full force and effect on January 1st, 2018 and in no case less than thirty (30) days after publication pursuant to C.R.S. 31-16-105.

INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED this 22nd day of August, 2019.



Nikki Knoebel, Mayor

ATTEST:


Mary Alice Page-Allen
Town Administrator/Clerk

