City of Commerce City
2012 International Residential Code

Code Amendments

The City of Commerce City adopted the 2012 Edition of the International Residential Code, including Appendix Chapters A, B, C, D, E, G, H, i, J, K, M, N, O, P and Q and the standards referenced therein.

(a) Section R101.1 is amended to read as follows:

These regulations shall be known as the Residential Code for One- and Two-family Dwellings of the City of Commerce City, hereinafter referred to as "this code."

(b) Section R101.1.2, entitled "Building Official," is added to read as follows:

Whenever this code uses the term "code official" or "building official" it shall mean the "codes & inspections manager."

(c) Section R101.2.1, entitled "Interaction with other Standards," is added to read as follows:

Whenever any county health department, state or federal law or regulation imposes a greater or more restrictive requirement than required by this code, the provisions of those laws or regulations shall govern. Whenever the requirements imposed by this code are greater or more restrictive than the requirements imposed by any other law or regulation or resolution of any governmental body, then the requirements of this code shall govern.

(d) Section R105.2 is amended to read as follows:

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

Building:

1. Fences not over 42 (1066.8 mm) inches high.

2. Oil derricks.

3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids.

4. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

5. Painting, papering, tiling, carpeting, cabinets, millwork, trim, casing, countertops and similar finish work. When approved by the building official, minor repair work to interior drywall and other interior finishes provided the repairs do not exceed 100 square feet of total aggregate area and are performed only to non fire-resistive rated construction.

6. Temporary motion picture, television and theater stage sets and scenery.

7. Prefabricated swimming pools, spas and hot-tubs, accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

8. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

9. Swings and other playground equipment.

10. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Groups R-3 and U occupancies.

11. When approved by the building official, minor, cosmetic repairs to existing buildings not involving structural members, load bearing walls, fire resistive rated construction, electrical, plumbing, mechanical systems, fire protection systems or elevator or escalator systems and equipment and not exceeding $1,000 in valuation.

Electrical:

1. Electrical utilization equipment energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the National Electric Code.

2. Repair or replacement of stationary electric utilization equipment of the same type and rating in the same location.

3. Reinstallation of attachment plug receptacles, but not the outlets therefore.

4. Repair or replacement of any over current device of the correct voltage, interrupting rating and ampere rating in the same location.

5. Repair or replacement of ballasts, transformers, or electronic power supplies of the same size and rating for signs, outline lighting systems, or field installed skeleton tubing.

6. Removal of electrical wiring or equipment.

7. Temporary wiring for experimental purposes in suitable experimental laboratories.

8. The installation, alteration, or repair of electrical wiring or equipment for the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

9. Listed cord-and-plug connected temporary decorative lighting.

10. Electrical wiring or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

11. Minor repair work including the replacement of lamps or the connection of approved, portable electrical equipment to approved permanently installed receptacles."

12. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installation of towers and antennas.

13. The provisions of this code shall not apply to the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

14. Portable generators not exceeding 10kW.

15. Electrical work exempted by CRS Title 12, Article 23, Section 111 as may be amended by the State of Colorado.

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this.

5. Replacement of any part that does not alter its approval or make it unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.

8. Portable fuel-cell appliances and equipment not connected to a fixed piping system and not connected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe: provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, tubs, tub-shower combinations, showers, sinks, lavatories and similar plumbing fixtures, provided such repairs, removals or replacements do not involve or require the replacement or rearrangement of valves, pipes or fixtures or the removal or replacement of building finishes or alter any accessibility requirements.

(e) Section R105.2.3 is amended to read as follows:

A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right or by public service agencies and/or utilities regulated by the State of Colorado Public Utilities Commission.

(f) Section R105.3.1.1 is amended to read as follows:

For applications for reconstruction, rehabilitation, addition or other improvement of existing buildings or structures located in a flood hazard area as established by Table R301.2(1), the building official shall examine or cause to be examined the construction documents and shall prepare a finding with regard to the value of the proposed work. For buildings that have sustained damage of any origin, the value of the proposed work shall include the cost to repair the building or structure to its pre-damaged condition. If the building official finds that the value of proposed work equals or exceeds 50 percent of the market value of the building or structure before the damage has occurred or the improvement is started, the building official shall determine whether the damage constitutes a substantial improvement or substantial damage. Applications determined by the building official to constitute substantial improvement or substantial damage shall require all existing portions of the entire building or structure to meet the requirements of Section R322.

(g) Section R105.6 is amended to read as follows:

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error, or on the basis of incorrect, inaccurate or incomplete information, or is obtained by fraudulent means, or is in violation of any ordinance or regulation of any of the provisions of this code, other ordinances or laws of the city, state or federal government.

(h) Section R108.2 is deleted in its entirety.

(i) Section R108.3 is amended to read as follows:

The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include total value of all work including materials and equipment (whether new or existing, donated or salvaged) and labor, for which the permit is being issued, such as electrical, fuel gas, mechanical, plumbing, roofing, elevators, fire extinguishing and alarm systems, building finishes and other permanent systems and equipment. If, in the opinion of the building official, 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 building official.

The final determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all work as described above. Where the permit applicants stated valuation is incomplete and/or under reported, the building official shall use the most recent Building Valuation Data published by the International Code Council to determine appropriate valuation.

At the completion of a project, an audit may be requested by the permit applicant or the city to establish the actual permit valuation. Where actual valuation differs from the stated valuation, the required fees shall be reconciled, where indicated, excess fees collected shall be refunded or additional required fees shall be assessed.

(j) Section R112 is deleted in its entirety.

(k) Section R113 is deleted in its entirety.

(l) Section R114 is deleted in its entirety.

(m) Table R301.2(1) is amended to read as follows:

Basic Wind Speed[d]:	**90 m.p.h. 3-second gust / Exposure "C" (unless engineering analysis justifies a different exposure category)**
Topographic Effects[k]:	**No**
Seismic Design Category[f]:	**B**
Ground Snow Load:	**25 p.s.f. (used to calculate drifting, etc.; please note minimum roof snow load below)**
Roof Snow Load:	**30 p.s.f. (minimum after all calculations and reductions)**
Frost Line Depth[b]:	**36 inches**
Termite Protection[c]:	**Required (slight to moderate)**
Decay Probability:	**Slight to Moderate (based on history)**
Weathering:	**Severe**
Ice Barrier Underlayment[h]:	**Not Required**
Asphalt Shingle Requirements:	**ASTM D 225 or ASTM D 3462. Wind rating must comply with ASTM D 7158 Class D, G, or H or ASTM D 3161 Class D A, D, or F**
Drip Edge	**Required on rakes and eves.**
Flood Hazards[g]:	**1978 (date of entry in NFIP) / 2007 (current FIRM map revision date)**
Climate Zone:	**5b**
Mean Annual Temp[j]:	**50° F**
Air Freezing Index[i]:	**712**
Winter Design Temp[e]:	**1° F**
Heating Degree Days (base 65° F):	**6,020**
Cooling Degree Days (base 65° F):	**679**
Maximum Design Indoor Temp:	**72° F (heating)**
Minimum Design Indoor Temp:	**75° F (cooling)**
Summer Design Temp (dry bulb):	**91° F**
Summer Design Temp (wet bulb):	**63° F**

(n) The exception contained in Section R302.2 is amended to read as follows:

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section, R302.4.

(o) Table R302.1 (1) is amended as follows:

Table R302.1(1)
Exterior Walls

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour - tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside[a, b]	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	N/A	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

(p) Table R302.1 (1) is amended by adding footnotes a. and b.:

a. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. Roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.

(q) Exception 5 in Section R302.2.4 is amended to read as follows:

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

(r) Section R310.1 is amended to read as follows:

Habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. In basements, not less than 50 percent of windows provided shall be operable emergency escape and rescue openings, but in no case less than one. Emergency escape and rescue openings shall be evenly distributed around the perimeter of the basement. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground level shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

(s) Section R310.2 is amended by the addition of a second exception which shall read as follows:

2. In existing basements with existing window wells, the minimum horizontal area of the window well shall be 8 square feet (0.74 m^2), with a minimum horizontal projection of 24 inches (610 mm), and a minimum width of 48 inches (1219 mm). The ladder or steps required by Section R310.2.1 shall be installed on the fixed window glazing side of the window well and shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

(t) Section R313.1 is amended to read as follows:

When provided, automatic residential fire sprinkler systems for one- and two-family dwellings and townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.

(u) All sections of Section R313, except section R313.1 as such is amended above, are hereby deleted.

(v) Section R315.1 is amended to read as follows:

Carbon monoxide alarms shall be installed as required by and in compliance with C.R.S. § 38-45-101, *et seq.*, as amended. If any conflict exists between C.R.S. § 38-45-101, *et seq*., as amended and Sections R315.2, R315.3 and R315.4, the provisions of C.R.S. § 38-45-101, *et seq.*, as amended shall prevail.

(w) R401.3.1 entitled, “Grading Performance Certificate” is added to read as follows:

“Prior to issuance of a certificate of occupancy or temporary certificate of occupancy, a grading performance certificate shall be provided to the building official. The document shall be prepared by a Colorado licensed professional land surveyor or professional engineer and shall contain the land surveyor’s or engineer’s seal and signature and date through the seal. The grading performance certificate shall indicate and affirm the following:

Lot grading type as depicted in the City approved grading and drainage plan for the lot or site.

Top of foundation (not top of finished floor) elevation.

Direction of storm-water flows using directional icons or indicators.

Final / finished lot grade elevations at lot corners and all sides of the building envelope.

All final / finished lot grading high points.

Swales constructed in accordance with the City approved grading and drainage plan for the lot or site.

Percent slopes within the first ten feet (10') of the building envelope and on all sides of the building indicating conformance with Section R401.3 or the Exception to Section R401.3.

Other surface drainage improvements constructed or installed to comply with Section R401.3 or the Exception to Section R401.3.

A certification statement that the lot or site has been inspected by the professional land surveyor or professional engineer who prepared the grading performance certificate or a person under their responsible charge and direct supervision.

A certification statement the lot grading and drainage is in conformance with the City approved grading and drainage plan for the lot or site.

The final / finished lot grading as certified by a Colorado licensed professional land surveyor or professional engineer shall be maintained by the property owner in accordance with the grading performance certificate and City approved grading and drainage plan applicable to the lot. Any subsequent installation of or modifications to landscaping, building alterations or improvements or changes to the final / finished lot grading shall neither substantially deviate from the grading performance certificate and/or City approved grading and drainage plan for the lot or site or alter established grading patterns or otherwise negatively impact adjacent lots or properties.

(x) Section R403.1.4 is amended by the addition of an exception which shall read as follows:

Exception: Freestanding accessory structures conforming with Exception No.'s 1, 2 or 3 of Section R403.1.4.1 shall not be required to have footings placed 12 inches below the undisturbed ground surface provided footings are constructed and installed on undisturbed ground surface free of vegetation and other materials.

(y) Section R905.2.8.5 is amended to read as follows:

A corrosion-resistant metal drip edge of a minimum nominal 0.019-inch (0.5 mm) shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inches (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum spacing of 12 inches (305 mm) on-center with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge on gables. Unless specified differently by the shingle manufacturer, shingles re permitted to be flush with eh drip edge.

(z) Section R1004.4 is amended to read as follows:

An unvented gas log heater shall not be installed in a factory built fireplace.

(aa) Section M1401.1 is amended to read as follows:

Heating and cooling equipment and appliances shall be installed in accordance with the manufacturer's installation instructions and the requirements of this code. Unvented heating appliances and equipment shall not be installed in dwellings, dwelling units and other habitable buildings.

(bb) Section M1801.1 is amended to read as follows:

Fuel-burning appliances shall be vented to the outdoors in accordance with their listing and label and manufacturers installation instructions. Venting systems shall consist of approved chimneys or vents, or venting assemblies that are integral parts of labeled appliances. Gas-fired appliances shall be vented in accordance with Chapter 24.

(cc) Numbered paragraph 2 of Section G2406.2 is hereby amended to read as follows:

2. Vented room heaters, vented wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and vented decorative appliances for installation in vented solid-fuel burning fireplaces are installed in rooms that meet the required volume criteria of Section G2407.5.

(dd) Section G2406.2 is amended by the deletion of numbered paragraphs 3 and 4 and the renumbering of the remaining paragraph to be consecutive.

(ee) Section G2417.4.1 is amended to read as follows:

The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 20 psig (137.9 kPa gauge), irrespective of design pressure. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall be noted on the construction documents and shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

(ff) Numbered paragraph 7 of Section G2425.8 is hereby deleted.

(gg) Exceptions 2 and 3 in Section G2427.8 are amended to read as follows:

2. A mechanical draft venting system, excluding direct vent appliances, shall terminate at least 4 feet (1219 mm) below, 4 feet (1219 mm) horizontally from, or 1 foot (305 mm) above any door, operable window or gravity air inlet into the building. The bottom of the vent terminal shall be located at least 18 inches (610 mm) above finished ground level or roof line.

3. The vent terminal of a direct vent appliance with an input of 10,000 Btu per hour (3 kW) or less shall be located at least 6 inches (152 mm) from any air opening into a building, and such an appliance with an input over 10,000 Btu per hour (3 kW) but not over 50,000 Btu per hour (14.7 kW) shall be installed with a 9-inch (230 mm) vent termination clearance, and an appliance with over 50,000 Btu per hour (14.7 kW) shall have at least a 12-inch (305 mm) vent termination clearance. The bottom of the vent terminal and the air intake shall be located at least 18 inches (610 mm) above finished ground level or roof line.

(hh) Section G2431.2, entitled “Prohibited Appliances,” is added to read as follows:

Unvented room heaters, unvented gas logs, and/or unvented decorative appliances shall not be installed in any dwelling, dwelling unit, and other habitable building.

(ii) Sections G2445.1 through G2445.7.1 are deleted in their entirety.

(jj) Section P2503.6 is amended to read as follows:

Where shower floors and receptors are made water tight by the application of materials required by Section P2709.2, the completed liner installation shall be tested. The pipe from the shower drain shall be plugged water tight for the test. The floor and receptor areas shall be filled with potable water to a depth of not less than 2 inches (51 mm) measured at the threshold. Where a threshold of at least 2 inches high does not exist, a temporary threshold shall be constructed to retain the test water in the lined floor or receptor areas to a level not less than 2 inches deep measured at the threshold. The water shall be retained for a test period of not less than 15 minutes and there shall not be evidence of leakage. Where there is no visible threshold, the threshold shall be determined as the termination point of the 1/4 inch per foot sloped shower floor.

(kk) Section P2503.7 is amended to read as follows:

Upon completion of the water-supply system or a section of it, the system or portion completed shall be tested and proved tight under a water pressure of not less than the working pressure of the system or by an air test of not less than 50 psi (345 kPa). This pressure shall be held for not less than 15 minutes. The water used for tests shall be obtained from a potable water source.

(ll) Section P2503.8 is amended to read to read as follows:

Inspection and testing shall comply with Sections 2503.8.1 and 2503.8.2. The premises owner or responsible person shall have the backflow prevention assembly tested by a certified backflow assembly tester at the time of installation, repair or relocation.

(mm) Section P2603.5.1 is amended to read as follows:

Building sewers that connect to private sewage disposal systems shall be a minimum of 24 inches (609.6 mm) below grade at the point of septic tank connection. Building sewers shall be a minimum of 24 inches (609.6 mm) below grade.

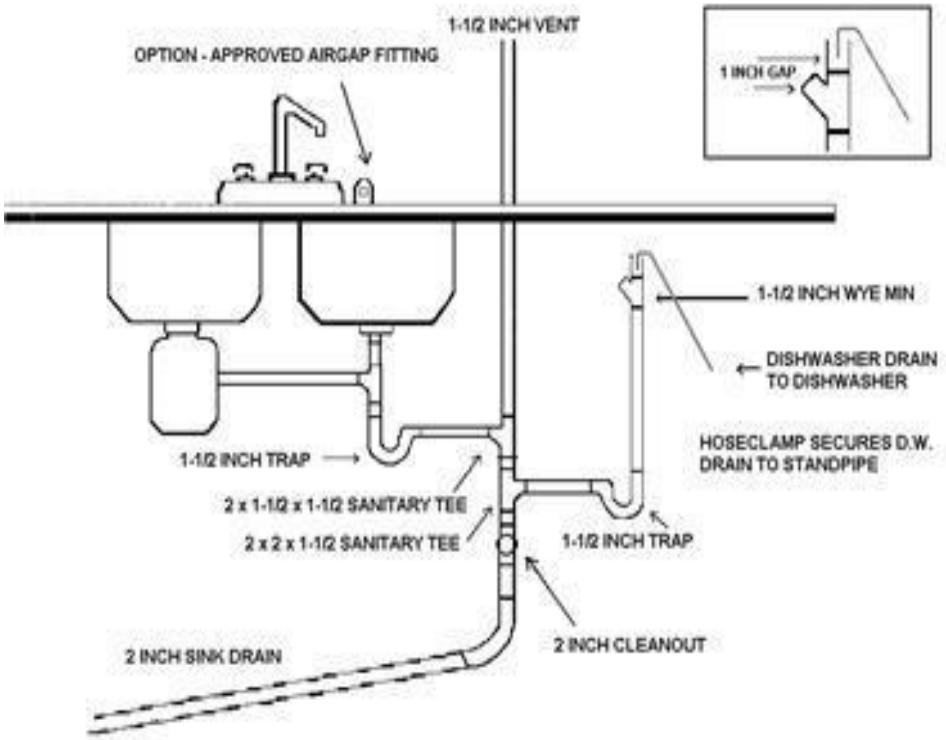
(nn) Section P2717.2 is amended to read as follows:

A sink and dishwasher are permitted to discharge through a single 1 1/2 inch (38 mm) trap. The discharge pipe from the dishwasher shall be increased to a minimum of ¾ inch (19 mm) in diameter and shall be connected with a wye fitting to the sink tailpiece. No domestic dishwashing machine shall be directly connected to a drainage system or food waste grinder without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain-board, whichever is higher or separately trapped with the air gap located on the stand pipe in accordance with Diagram P2717.4.

(oo) Section P2717.3 is amended to read as follows:

The combined discharge from a sink, dishwasher, and waste grinder is permitted to discharge through a single 1 1/2 inch (38 mm) trap. The discharge pipe from the dishwasher shall be increased to a minimum of ¾ inch (19 mm) in diameter and shall be connected with a wye fitting between the discharge of the food-waste grinder and the trap inlet or to the head of the food grinder. No domestic dishwashing machine shall be directly connected to a drainage system or food waste grinder without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drain-board, whichever is higher or separately trapped with the air gap located on the stand pipe in accordance with Diagram P2717.4.

(pp) The following diagram, Diagram P2717.4, is added to be used in conjunction with Sections P2717.2 and P2717.3:



(qq) The “copper or copper-alloy tubing” row in Table P2905.4 is amended to read as follows:

Copper or copper-alloy tubing (Type K, WK, L, or WL[a])	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447

a. When using copper or copper–alloy tubing below grade, Type K or WK shall be used.

(rr) The “copper or copper-alloy tubing” row in Table P2905.5 is amended to read as follows:

Copper or copper-alloy tubing (Type K, WK, L, or WL[a])	ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 447

a. When using copper or copper–alloy tubing below grade, Type K or WK shall be used

(ss) Section P3103.1 is amended to read as follows:

Open vent pipes that extend through a roof shall be terminated at least 12 inches (152 mm) above the roof except that where a roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet (2134 mm) above the roof.

(tt) Section P3104.2 is amended to read as follows:

Vent and branch vent pipes shall be level or graded, connected, and supported to allow moisture and condensate as to drain back to the soil or waste pipe by gravity.

(uu) Section P3201.2 is amended by the addition of a new exception to read as follows:

Exception: A trap seal primer valve is not required where the trap seal is protected by a barrier type floor drain trap seal protection device conforming to ASSE 1072.

(vv) Section E3401.1 is amended to read as follows:

The provisions of Chapters 34 through 43 shall establish the general scope of the electrical system and equipment requirements of this code. Chapters 34 through 43 cover those wiring methods and materials most commonly encountered in the construction of one- and two-family and structures regulated by this code. Other wiring methods, materials and subject matter covered in the NFPA 70 are also allowed by this code. Where situations or conditions are encountered that are regulated by NFPA 70 but are not included in the provisions of Chapters 34 through 43, the requirements of NFPA 70 shall apply.

(ww) Section AM101.2, entitled “Site Address,” is added to read as follows:

Dwellings used for day-care operations shall be provided with a site address in accordance with Section R319.

(xx) Section AM103.1.3.1 is amended to read as follows:

The fence shall be of durable materials and shall be at least 42 inches (1066.8 mm) tall completely enclosing the yard or area within the yard used for the day-care operations. Each opening shall be a gate or door equipped with a self-closing and self-latching device.

(yy) Sections AM105 and AM106 are added to read as follows:

SECTION AM105
Basements must be habitable space

AM105.1 General. If a dwelling basement is to be used for day-care operations, all rooms, spaces and areas of the basement to be utilized in whole or in part for day-care operations must be finished as habitable space in accordance with the definition in Section R202 and other applicable provisions of this code.

AM105.2 Light, ventilation and heating. All habitable rooms, spaces and areas of basements shall be provided with light, ventilation and heating in accordance with Section R303.

AM105.3 Minimum room areas. All habitable rooms, spaces and areas of basements shall conform to minimum room areas in accordance with Section R304.

AM105.4 Ceiling heights. All habitable rooms, spaces and areas of basements shall conform to minimum ceiling height requirements in accordance with Section R305.

AM105.5 Guards. Guards shall be provided in basements in accordance with Section R312.

AM105.6 Carbon Monoxide alarms. Carbon monoxide alarms shall be provided in basements in accordance with C.R.S. § 38-45-101, *et seq.*, as amended.

AM105.7 Foam Plastic. Foam plastic in basements shall conform to provisions of Section R316.

AM105.8 Access prohibited to unfinished, uninhabitable areas, hazardous areas, mechanical rooms and storage rooms. Access by children to unfinished and uninhabitable rooms, spaces and areas, mechanical equipment rooms, storage rooms and similar, shall be prohibited.

Section AM106
In-home day-care operations prohibited in floodplain.

Section AM106.1 General. In home day-care operations are prohibited in any existing dwelling or dwelling unit located within the designated 100-year floodplain.

END.

Commerce CITY
Quality Community for a Lifetime