



# City of Commerce City 2012 International Building Code

## Code Amendments

The City of Commerce City adopted the 2012 Edition of the International Building Code, including Appendix Chapters C, E, F, G and I, and the standards referenced therein.

(a) Section 101.1 is amended to read as follows:

These regulations shall be known as the Building Code of the City of Commerce City, hereinafter referred to as "this code."

(b) Section 101.1.2, entitled "Building Official," is added to read as follows:

Whenever this code uses the term "code official" it shall mean the codes and inspections manager.

(c) Section 101.1.3, 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 104.6 is amended to read as follows:

The code official's right to enter and inspect property shall be exercised in accordance with section 1-3001 of the city's municipal code, as that section currently exists and as it may be amended from time to time.

(e) Section 105.2 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 5kW.
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.

- (f) Section 105.2.3 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.

- (g) Section 105.6 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 107.2.6, entitled Code Analysis Required, is added and shall read as follows:

The design professional shall include a code analysis on a form provided by the building official, except when waived in writing by the building official..

- (i) Section 109.3 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 110.3.7 is amended to add a new exception to read as follows:

Exception 1. Energy efficiency inspections waived by the building official.



Exception 2. Energy inspections may be assigned to approved energy rating firms with approval by the building official.

- (k) Section 113 is deleted in its entirety.
- (l) Section 114 is deleted in its entirety.
- (m) Section 115 is deleted in its entirety.
- (n) Section 202 is amended by the addition of the following definition:

Private Garage. A building or portion thereof in which only personal motor vehicles used by the owner or tenants of a residential use are stored or kept.

- (o) Section 310.5 is amended by addition of a new paragraph to be the last paragraph in R-3 provisions to read:

Child day-care facilities conducted entirely within a one- or two-family dwelling or townhouse regulated under the International Residential Code are permitted to comply with Appendix Chapter M of the International Residential Code.

- (p) Section 903.4.2.1 is added to read as follows:

Approved audible and visual devices shall be installed throughout all buildings provided with an automatic sprinkler system.

- (q) Section 908.7.2 is a new section entitled "Carbon Monoxide Alarm Conflicts" and is added to read:

Whenever C.R.S. § 38-45-101, et seq., imposes a greater or more restrictive requirement than Section 908.7 through 908.7.1, the provisions of C.R.S. § 38-45-101, et seq., shall govern. Whenever the requirements imposed by Sections 908.7 through 908.7.1 impose a greater or more restrictive requirement than C.R.S. § 38-45-101 the provisions of Sections 908.7 through 908.7.1 shall govern.

- (r) Section 1006.3 is amended by the addition of a new Item No. 6 which shall read as follows:

6. Exterior landings at individual tenant space exits where one exit is required from the tenant space and the tenant space is separated from the rest of the building with full height partitions that extend to the ceiling, floor deck, or roof deck above, without openings that would allow occupants to pass through.

- (s) Section 1612.3 is amended to read as follows:

To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include at a minimum, area of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Commerce City, dated March 5, 2007 as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by referenced and declared to be part of this section.



(t) Footnote f to Table 2902.1 is amended to read as follows:

Drinking fountains are not required for an occupant load of 30 or fewer. For mercantile occupancies, drinking fountains are not required for an occupant load of 75 or fewer.

(u) Footnote g to Table 2902.1 is amended to read as follows:

For business and mercantile occupancies with an occupant load of 30 or fewer, service sinks shall not be required.

(v) Exceptions No. 2 to Section 2902.2 are amended to read as follows:

2. Separate facilities shall not be required in structures or tenant spaces with a total design occupant load, including both employees and customers, of 25 or less.

(w) Section 3102.1 is amended to read as follows:

The provisions of Sections 3102.1 through 3102.8 shall apply to air-supported, air-inflated, membrane-covered cable and membrane-covered frame structures, collectively known as membrane structures. Membrane structures erected on a building, balcony, deck or other structure for any period of time shall comply with this section. Membrane structures shall comply with applicable sections of this code and the International Fire Code.

(x) Section 3102.1.2, entitled "Permit Required," is added to read as follows:

Tents and membrane structures having an area in excess of 400 square feet (37 m<sup>2</sup>) shall not be erected, operated, occupied, or maintained for any purpose without first obtaining a permit from the building official.

Exceptions:

1. Tents used exclusively for recreational camping purposes.
2. Tents open on all sides which comply with all of the following:
  - 2.1 Individual tents having a maximum size of 700 square feet (65 m<sup>2</sup>)
  - 2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet (3658 mm) not exceeding 700 square feet total.
  - 2.3 A minimum clearance of 12 feet (3658 mm) to all structures and other tents.

(y) Section 3103.1 is amended to read as follows:

The provisions of Section 3103.1 through 3103.4 shall apply to structures erected for a period of less than 180 days. Tents and other membrane structures erected for a period of less than 180 days shall comply with the International Fire Code and the applicable sections of this code.

(z) Chapter 34 is deleted in its entirety.

(aa) Section G102.2 is amended to read to read as follows:

Flood hazard areas are established in Section 1612.3 of the International Building Code, adopted by the governing body on March 5, 2007.

END.

