

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 2263

AN ORDINANCE ADOPTING THE INTERNATIONAL BUILDING CODE, 2006 EDITION, INCLUDING APPENDIX CHAPTERS C AND J; INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION INCLUDING APPENDIX CHAPTER E; INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION; UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, 1997 EDITION; NATIONAL ELECTRICAL CODE, 2008 EDITION; INTERNATIONAL CODE COUNCIL ELECTRICAL CODE, ADMINISTRATIVE PROVISIONS, 2006 EDITION; INTERNATIONAL MECHANICAL CODE, 2006 EDITION; INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION; INTERNATIONAL PLUMBING CODE, 2006 EDITION, INCLUDING APPENDIX CHAPTERS B, D, E, F, G; INTERNATIONAL FUEL GAS CODE, 2006 EDITION, ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; PROVIDING FOR THE 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, the City of Steamboat Springs has previously adopted the 2003 Editions of the International Family of Codes mentioned above and all related technical codes; and

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

WHEREAS, The City of Steamboat Springs finds the fees set forth in City Ordinance 06-2039 are reasonable and necessary to cover the expected normal costs of plan review and inspection associated with the permits in question; and

WHEREAS, The Routt County Regional Building Department Oversight Committee has reviewed and recommended their adoption; and

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

Section 1.

Section 5-2 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-2 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-2 International Building Code - Adoption.

There is hereby adopted by the City, 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 City, that certain code known as the International Building Code, 2006_Edition, including Appendix Chapters C and J, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section.

Section 2.

Section 5-3 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-3 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-3 International Building Code - Amendments and Deletions.

The International Building Code, 2006 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.

Section 105.5 Expiration, a second paragraph is added to read:

All building permits for which an approved final inspection has not been received by the first day of January of the third year after the permit was issued shall automatically expire and no further work on the project for which the permit was issued shall be done unless a renewal permit is issued as provided below. Renewal permits must be issued within six months of the expiration date. A renewal permit for the originally permitted work shall be issued upon payment of a renewal permit fee of one-half of the original permit fee. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application. Renewal permits will be based upon the codes in effect at the time of the issuance of the original permit. Renewal permits will be issued a current year permit number and be subject to this section. Any changes to the original approved plans will be subject to additional fees and requirements based on valuation and current fee schedule. Only one renewal permit will be authorized at half fee. Further renewals will require new permits and fees based on the valuation of the remaining work, current codes and current fee schedules.

Section 115.1 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 310.1 Residential Group R, R-2, delete Vacation timeshare properties.

Section 406.1.1 Classification, is amended to read as follows:

Building or parts of buildings classified as Group U Occupancies because of the use or character of the occupancy shall not exceed 1,000 square feet in area or two (2) stories in height except as provided in Section 406.1.2. Any building or portion thereof that exceeds the limitations specified in this chapter shall be classed in the occupancy group other than Group U that it most nearly resembles.

Section 705.3 Materials, is amended to read as follows:

Fire walls shall be of concrete or masonry construction only, without exception.

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.

Section 903.2.7 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, provided the building is constructed as required by Section 508.3.3, 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, 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 907.3.1 Location, Exception, is hereby deleted.

Section 1007.3 Exit stairways, Exceptions is amended to read as follows:

1. The area of refuge is not required at unenclosed interior exit stairways as permitted by Section 1020.1 in buildings or facilities that are equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2. The clear width of 48 inches (1219 mm) between the handrails is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

3. Areas of refuge are not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
4. The clear width of 48 inches (1219 mm) between the handrails is not required for exit stairways accessed from a horizontal exit.
5. Areas of refuge are not required at exit stairways serving open parking garages.
6. Areas of refuge are not required for smoke protected seating areas complying with Section 1025.6.2
7. Areas of refuge are not required in Group R-2 occupancies.

Section 1009.1 Stairway width, the first paragraph is amended to read as follows:

The width of stairways shall be determined as specified in Section 1005.1, but such width shall be not less than 48 inches (1219 mm). See Section 1007.3 for accessible means of egress stairways.

Section 1009.1 Stairway width. 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.

1012.3 Handrail graspability, is amended to read as follows:

Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If a handrail is not circular, it shall have a maximum horizontal cross section dimension of at least 1.25 inches (32mm) and not greater than 3 inches (57 mm). The narrowest horizontal cross section of the handgrip portion of the handrail shall have a minimum dimension .75 inch less than the maximum horizontal cross section. The surface of the handgrip portion of the handrail shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) measured to the centerline of the narrowest horizontal cross section. Edges shall have a minimum radius of 0.01 inch (0.25 mm).

Section [F]1028.2 Reliability, is added to read (as required by the Steamboat Springs Fire Code adoption):

All exits to a public way shall be designed to be a minimum of 4 feet wide and of an all-weather surface capable of being maintained unobstructed year round.

Section 1104.4 Multilevel buildings and facilities. Exception 1, the following paragraph is added to this exception:

This exception, exempting elevator or ramp service does not obviate or limit the obligation to comply with all other accessibility requirements required by this chapter. For example, floors above or below the accessible ground floor must meet the requirements of this chapter except for elevator or ramp service. If toilet or bathing facilities are provided on a level not served by an elevator or ramp, then toilet or bathing facilities must be provided on the accessible ground floor.

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 1207.3 Structure-borne sound, is hereby deleted.

Table 1604.5 Classification of Buildings and Other Structures for Importance Factors, is amended to add the following:

Category	Nature of Occupancy			
I	▪ Detached private garage			

Section 3007, CERTIFICATES OF INSPECTION is added to read as follows:

3007.1 General. Elevators, dumbwaiters and escalators shall be maintained to sustain safely all imposed loads, to operate properly, and to be free from physical and fire hazards. The most current certificate of inspection shall be on display at all times within the elevator or attached to escalator or dumbwaiter; or the certificate shall be available for public inspection in the office of the building operator.

3007.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Section 3202.1.1 Structural support, is amended to read as follows:

A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines.

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 J103.3 Grading fees, is added to read as follows:

When plans or other data are required to be submitted, a plan review fee shall be paid at the time of submitting plans and specifications for

review. A grading permit fee shall be paid at permit issuance. Said plan review and grading permit fees shall be as set forth in the adopted fee schedule.

Chapter 36, is added to read as follows:

Chapter 36 Construction Site Management

Section 3601 Purpose, Application, and Scope. The requirements set forth in this chapter shall apply to the management and maintenance of all construction sites during construction. Requirements listed are the minimum allowed, and additional measures may be necessary based on site specific conditions.

Section 3602 Construction Access. Access to construction sites shall not adversely affect existing traffic patterns or access to adjacent properties. Construction access shall be limited to the approved access shown on the construction site management plan (CSMP). Construction access shall be installed in accordance with the road base standards of the City of Steamboat Springs. At a minimum, an approved all weather surface shall be applied to areas where construction vehicles or heavy equipment must repeatedly pass or where emergency access lanes must be maintained.

Section 3603 Fencing. Construction sites within downtown or the resort land use classification must use a fence to mitigate the visual impact of storage and construction.

Fences shall extend the entire perimeter of the building site and each end shall be returned to the building line. Openings in such fences shall be protected by doors which normally are kept closed. Green Screening shall be installed in a manner to provide adequate site distance at alley ways and intersections.

Section 3604 Pedestrian Protection. Protection of pedestrians during construction or demolition shall be provided as required by Section 3303. ADA requirements must be met during all phases of construction.

Section 3605 Environmental Controls. At a minimum, the following environmental controls shall be provided and maintained during construction:

1. Dust control materials shall be applied to minimize raising dust from construction operations, and provide positive means to prevent airborne dust from dispersing into the atmosphere.

2. Areas under the contractor's control shall be free of extraneous debris. A specific program to prevent accumulation of debris at the construction site, storage and parking areas or along access roads and haul routes shall be developed. Trash receptacles shall be provided on site.
- 3 The contamination of soil, water or atmosphere by discharge of noxious substances from effluents, chemicals or other such substances adjacent to streams or in sanitary or storm sewers shall be prevented. Contaminated earth shall be properly disposed of offsite and replaced with suitable compacted fill and topsoil.
4. Public or private streets and alleys must be kept free of sediment and mud.
5. Contractor is responsible for installing, maintaining, and modifying temporary erosion and sediment control during construction and establishing any required permanent Best Management Practices (BMPs) to prevent release of pollutants from the project site.
6. Trees and plants, to remain, shall be protected.

Section 3606 Temporary Construction Facilities. Temporary utilities required for construction shall be removed on completion of work. Materials must be adequate in capacity for required usage, must not create unsafe conditions and must not violate requirements of applicable codes and standards.

Adequate temporary sanitary facilities for all workmen shall be provided (at least one water closet or chemical toilet and one urinal for each thirty (30) workers). These facilities shall be kept in a clean and sanitary condition throughout the duration of the work.

Sites are required to provide adequate parking onsite or attain approved offsite location to accommodate workers.

Section 3607 Construction Site Cleanup. Periodic cleaning shall be done to keep the site and adjacent properties free from accumulations of waste materials and windblown debris. Upon completion of the project or any phase of a project, temporary materials, equipment, facilities and services shall be removed. This shall occur prior to issuance of the Certificate of Occupancy. Any damage caused by construction, or installation, or use of temporary facilities shall be repaired prior to CO or sooner if required.

Section 3608 Construction Site Management Plan. Prior to the issuance of a building permit any commercial, multi-family, or multi-lot single family project must complete an approved Construction Site Management Plan (CSMP). Single family duplex or other projects may also be required to submit a CSMP upon the City's request. A CSMP shall

be submitted with the building permit application, and shall contain the following:

- 1) Erosion and Sedimentation Control Plan
- 2) Site Construction Facilities
- 3) Parking
- 4) External Traffic Control Plan
- 5) Internal Traffic Control Plan
- 6) CSMP Standard Notes: See handout or www.steamboatsprings.net (public works)

The CSMP shall be updated as needed to reflect current site conditions and requirements.

*Specific requirements of the CSMP are detailed on the City Construction Site Management Plan Handout. (Available at the Routt County Regional Building, Department and City Hall)

Chapter 37, is added to read as follows:

Chapter 37 FLOODPLAIN CONSTRUCTION STANDARDS

Section 3701 Purpose, Application and Scope. The provisions of this chapter are intended to promote public safety and welfare by reducing the risk of flood damage in the regulatory floodplain. All buildings and structures erected in the regulatory floodplain shall conform to the requirements set forth in this chapter.

Section 3702 Definitions. For the purpose of this chapter, certain terms are defined as follows:

BASE FLOOD ELEVATION is the crest elevation in relation to mean sea level (using National Geodetic Vertical Datum) expected to be reached during a flood which encompasses the regulatory floodplain.

BREAKAWAY WALLS are any type of walls, using approved materials, which are not part of the structural support of the building and which are so designed as to break away without damage to the structural integrity of the building or structure on which they are used.

FLOODPLAIN is land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to

occur from the overflow of inland waters and the accumulation of runoff of surface waters from snowmelt or rainfall.

FLOODPROOFING is structural changes or adjustments incorporated in the design or construction of a building so as to make the building watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy for the reduction or elimination of flood damages.

HIGH HAZARD AREA is an area within the regulatory floodplain which is subject to high-velocity waters.

MSL is mean sea level.

REGULATORY FLOODPLAIN is the area of the flood plain identified on the official floodplain map in Section 9-5 of the Steamboat Springs Revised Municipal Code along with the water surface profile of the base flood elevation. *(Note: The base flood elevation profile and regulatory floodplain is normally the 100-year frequency flood.)*

Section 3703 Elevation Standards.

1. The lowest floor, including basement, shall be located at least one (1) foot above the base flood elevation in the following buildings:
 - 1.1 Group R Occupancies, including manufactured homes.
 - 1.2 All other occupancy groups, as identified in Chapter 3, except that a building in this category need not meet this requirement if the building and its utility and sanitary facilities are flood-proofed to or above the base flood elevation in accordance with approved floodproofing methods.
2. In high hazard areas the lowest portion of structural members of the lowest floor (excluding columns, freestanding pilings and diagonal bracing attached to pilings) of all construction shall be located at least one (1) foot above the base flood elevation.

Section 3704 Anchoring Standards.

1. Structural systems of buildings and structures shall be constructed, connected and anchored by approved methods to prevent floatation, collapse or permanent lateral dislocation of the structure.

2. In high hazard areas all construction shall be supported by anchored pilings, columns or other approved methods providing equivalent stability and shall be anchored in an approved manner. The Building Official may require plans, signed by a registered engineer or architect, to be submitted on the anchoring and support system documenting its ability to withstand the water velocity and wave wash associated with the regulatory flood.
3. Buildings and structures shall not be supported by fill material.

Section 3705 Construction and Materials.

1. All construction and building service equipment located below the base flood elevation shall be protected by approved materials constructed to resist flood damage.
2. Nonresidential construction, other than in high hazard areas, located below the base flood elevation in accordance with Section M-3.0(a)2 shall meet the following standards:
 - 2.1 Floodproofing shall comply with classification standards FP1 and FP2, contained in the U.S. Army Corps of Engineers "Flood-Proofing Regulations", dated June 1972, or other approved methods; and
 - 2.2 A registered professional engineer shall certify that the floodproofing has been designed to withstand the flood depths, pressure, velocities and the impact of uplift forces associated with the regulatory flood at the location of the building.
3. In high hazard areas breakaway walls are permitted below the base flood elevation provided:
 - 3.1 Such walls are constructed with approved materials.
 - 3.2 Such walls are not a part of the structural support of the building.
 - 3.3 Such walls are designed so as to break away without damage to the structural integrity of the building on which they are to be used.
 - 3.4 Such enclosed space shall not be designed for human habitation.

Section 3706 Records and Certifications.

1. The building permit shall include the required elevation (MSL) and actual elevation (MSL) of the lowest floor (including basement). The required elevation (MSL) shall be provided to the contractor or builder upon issuance of the permit. The actual elevation shall be obtained from the contractor or builder at the time of inspection of the flooring and prior to further vertical construction. The Floodplain Administrator may require the actual elevation be certified by a registered professional engineer, land surveyor or architect.
2. The certifications required for floodproofing or structural support anchoring shall be attached to the master building permit copy.
3. All elevation, floodproofing and structural support anchoring certifications shall be permanently maintained by the Floodplain Administrator.

Section 3.

Section 5-4 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-4 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-4 International Residential Code – Adoption.

“There is hereby adopted by the City, 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 City, that certain code known as the International Residential Code, 2006_Edition, including Appendix Chapter E, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 4.

Section 5-5 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-5 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-5 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 R105.5 Expiration, a second paragraph is added to read:

All building permits for which an approved final inspection has not been received by the first day of January of the third year after the permit was issued shall automatically expire and no further work on the project for which the permit was issued shall be done unless a renewal permit is issued as provided below. Renewal permits must be issued within six months of the expiration date. A renewal permit for the originally permitted work shall be issued upon payment of a renewal permit fee of one-half of the original permit fee. A renewal permit may be obtained only if no changes have been made to the construction documents submitted with the original permit application. Renewal permits will be based upon the codes in effect at the time of the issuance of the original permit. Renewal permits will be issued a current year permit number and be subject to this section. Any changes to the original approved plans will be subject to additional fees and requirements based on valuation and current fee schedule. Only one renewal permit will be authorized at half fee. Further renewals will require new permits and fees based on the valuation of the remaining work, current codes and current fee schedules.

Section R110.1 Use and occupancy. Exception, is amended to add a third exception to read as follows:

3. Certificates of occupancy are not required for one and two family dwellings and private garages.

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

- Ground Snow Load – Varies by site location and elevation. (Use actual roof snow load)
- Wind Speed – 90 MPH
- Seismic Design Category – B
- Subject to Damage by Weathering – Severe
- Subject to Damage by Frostline 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 R305.1 Minimum height. Exception 2, is hereby deleted.

Section R311.5.6.3 Handrail grip size, Item 1, is amended to read as follows:

Handrails with a circular cross section shall have an outside diameter of at least 1.25 inches (32 mm) and not greater than 2 inches (51 mm) or shall provide equivalent graspability. If a handrail is not circular, it shall have a maximum horizontal cross section dimension of at least 1.25 inches (32mm) and not greater than 3 inches (57 mm). The narrowest horizontal cross section of the handgrip portion of the handrail shall have a minimum dimension .75 inch (20 mm) less than the maximum horizontal cross section. The surface of the handgrip portion of the handrail shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6.25 inches (160 mm) measured to the centerline of the narrowest horizontal cross section. Edges shall have a minimum radius of 0.01 inch (0.25 mm).

Section R311.5.6.3 Handrail grip size, Item 2, is hereby deleted.

Section R311.5.8.3 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 R311.5.8.4 Alternating tread stairway, 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 R317.1.1 Two family dwellings, Exceptions: Delete Exception 2

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 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.

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 G2406.4 Liquid propane gas appliance in pit or basement, is added to read as follows:

Liquefied petroleum gas piping may serve a gas appliance located in a pit, basement or similar location when 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.

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 P2717.2 Sink, dishwasher is amended to read as follows:

A sink and dishwasher are permitted to discharge through a single 1.5 inch (38 mm) trap after the dishwasher passes through an air gap device. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section P2717.3 Sink, dishwasher and food grinder is amended to read as follows:

The combined discharge from a sink, dishwasher and food grinder is permitted to discharge through a single 1.5 inch (38 mm) trap after the

dishwasher passes through an air gap device. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section P2904.4.2 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 authority having jurisdiction. No exceptions.

Section E3301.1 Applicability, is amended by the addition of a second paragraph as follows:

Any conflict with the provisions of this code and the current electrical code adopted by the State of Colorado Electrical Board shall comply with the current State code.

Section 5.

Section 5-6 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-6 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-6 International Existing Building Code – Adoption.

“There is hereby adopted by the City, for the purpose of providing minimum life safety requirements for all existing buildings within the City that undergo alteration or a change in use, that certain code known as the International Existing Building Code, 2006 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 6.

Section 5-7 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-7 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-7 International Existing Building Code - 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 7.

Section 5-8 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-8 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-8 National Electrical Code - Adoption.

"There is hereby adopted by the City, for the purpose of regulating the installation and use of electric conductors and equipment within the City, that certain code known as the National Electric Code, 2008 Edition, published by the National Fire Protection Association, Batterymarch Park, Quincy, Massachusetts 02269. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section".

Section 8.

Section 5-9 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-9 of the Steamboat Springs Revised Municipal Code shall read as follows:

Sec. 5-9. Uniform Code for the Abatement of Dangerous Buildings Adoption.

“Pursuant to authority conferred by Section 7.9 of the Charter, there is hereby adopted by the City, 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 City 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, 5360 South Workman Mill Road, Whittier, California 90601. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 9.

Section 5-10 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-10 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-10 International Code Council Electrical Code, Administrative Provisions, Adoption.

“There is hereby adopted by the City, 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 City, that certain code known as the International Code Council Electrical Code, Administrative Provisions, 2006 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 10.

Section 5-11 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-11 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-11 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.

Section 11.

Section 5-12 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-12 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-12 International Mechanical Code – Adoption.

“There is hereby adopted by the City, 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 City, that certain code known as the International Mechanical Code, 2006 Edition; published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 12.

Section 5-13 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-13 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-13 International Mechanical Code – Amendments.

The International Mechanical Code, 2006 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 303.9 Liquid propane gas appliance in 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.

Section 903.3 Unvented gas log heaters, is hereby deleted.

Section 13

Section 5-16 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From hereafter the effective date of this ordinance Section 5-16 shall read as follows:

Section 5-16 International Energy Conservation Code – Adoption

“There is hereby adopted for 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, 2006 Edition published by the

International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section.”

Section 14.

Section 5-18 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-18 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-18 International Plumbing Code – Adoption.

“There is hereby adopted by the City, 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 City, that certain code known as the International Plumbing Code, 2006 Edition, including Appendices B, D, E, F, G, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 15.

Section 5-19 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-19 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-19 International Plumbing Code - Amendments and Deletions.

The International Plumbing Code, 2006 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 107.1 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 authority having jurisdiction and before any backfill is put in place. Underground inspections of the water service pipe and building sewer shall be performed by the authority having 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 authority having 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 authority having 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 authority having jurisdiction.

603.2 Separation of water service and building sewer, Exceptions 1, 2, and 3, are hereby deleted.

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 authority having jurisdiction.

Section 701.3 Separate sewer connection, is amended to read as follows:

Every premises having plumbing fixtures installed and intended for human habitation, occupancy or use on premises abutting on a street, alley or easement in which there is a public sewer shall have a separate connection to the sewer.

Section 703.6 Slope of building sewer, is added to read as follows:

The building sewer shall have a minimum slope of $\frac{1}{4}$ -inch (6.35 mm) per lineal foot (305 mm).

Section 802.1.6 Domestic dishwashing machines, is amended to read as follows:

No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgaps shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher, or separately trapped with the air gap located on the stand pipe.

Section 1003.4 Sand and oil separators required, is amended to read as follows:

At any building providing access to motor vehicles, repair garages, car washing facilities, and where oily or flammable liquid wastes are produced or stored and in hydraulic elevator pits, separators shall be installed into which water that may contain heavy solids, oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying in the building drainage system or other point of disposal. Sand and oil interceptors shall be designed and located so as to be provided with ready access for cleaning. Location within a building will require a vapor tight cover.

Exception: Private garages attached to a dwelling or townhome.

Section 1003.4.2 Sand and Oil Separator Design is amended to read as follows:

Sand and oil separators shall be designed in accordance with 1003.4.2.1.

Section 1003.4.2.1 General Design Requirements, is amended to read as follows:

Sand and oil separators shall have a depth of not less than 2 feet (610 mm) below the invert of the discharge drain. The outlet opening of the separator shall have not less than an 18-inch (457 mm) water seal. The inlet shall extend to a minimum of 6-inches (152 mm) below the water level of the interceptor. Sand and oil separators shall have a minimum capacity of 6 cubic feet (0.168 m³) for the first 100 square feet (9.3 m²) of area to be drained, plus 1 cubic foot (0.028 m³) for each additional 100 square feet (9.3 m²) of area to be drained into the separator.

Section 1003.4.2.2 Garages and service stations, is hereby deleted.

Section 1107.3 Location and sizing, is amended to add the following:

Secondary roof drains shall be located with the inlet flow line two inches (51 mm) above the low point of the roof.

Section 16.

Section 5-20 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-20 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-20 International Fuel Gas Code – Adoption.

“There is hereby adopted by the City, for the purpose of regulating and controlling the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories within the City, that certain code known as the International Fuel Gas Code, 2006 Edition, published by the International Code Council, 5203 Leesburg Pike, Suite 600, Falls Church, VA 22041-3405. The Code, and the whole thereof, is adopted by reference thereto the same as if set forth in length in this section”.

Section 17.

Section 5-21 of the Steamboat Springs Revised Municipal Code shall be repealed in its entirety. From and hereafter the effective date of this Ordinance, Sec. 5-21 of the Steamboat Springs Revised Municipal Code shall read as follows:

Section 5-21 International Fuel Gas Code - Amendments and Deletions.

The International Plumbing Code, 2006 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.

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 18.

Section 5-24 of the Steamboat Springs Revised Municipal Code shall be amended to read as follows:

Section 5-24. Penalties.

- (a) Any person who violates any of the provisions of the **Steamboat Springs Revised Municipal Code** or **any Standard as provided in**

this Chapter 5 or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved thereunder, or any certificate or permit issued thereunder, and from which no appeal has been taken, or who fails to comply with such an order affirmed or modified by the City or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation and noncompliance, respectively, be guilty of a misdemeanor, punishable as set forth in Section 1-15 of the Municipal Code of the City of Steamboat Springs. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

1.

- (b) The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

Section 19.

All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts thereof, are in conflict herewith, except that no portion of Chapter 25 of the Revised Municipal Code; the City's Feb. 2004 Standard Specifications for Water and Wastewater Utilities, as those specifications may be from time to time amended; or the Treated Water Master Plat/City Water System Improvements Policies adopted by the City Council on June 23, 1994 shall be repealed by this ordinance. To the extent the provisions of this ordinance conflict with the above mentioned codes or regulations, the above mentioned codes or regulations shall control.

Section 20.

The City Council hereby finds, determines and declares that this Ordinance is necessary for the immediate preservation of the public peace, health and safety.

Section 21.


If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent, be

held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

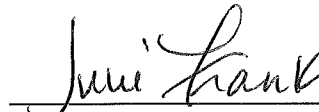
Section 22.

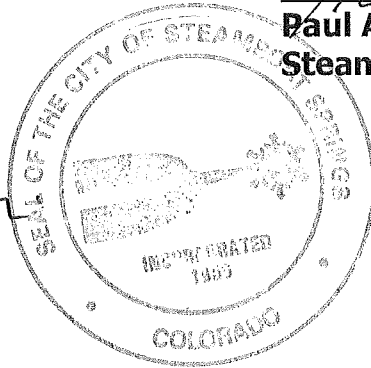
This Ordinance shall take effect immediately upon the expiration of five (5) days from and after its publication following final passage, as provided in Section 7.6(h) of the Steamboat Springs Home Rule Charter. The repeal of the 2003 codes by this ordinance notwithstanding, the Building Official is authorized to treat the use of the repealed 2003 codes as a permitted alternate method of construction until January 1, 2010.

INTRODUCED, READ AND ORDERED PUBLISHED, as provided by law, by the City Council of the City of Steamboat Springs at its regular meeting held on the 21st day of July, 2009.



Paul Antonucci, President
Steamboat Springs City Council

ATTEST:

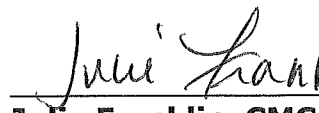

Julie Franklin, CMC
City Clerk



FINALLY READ, PASSED AND APPROVED this 4th day of August, 2009.


Paul Antonucci, President
Steamboat Springs City Council

ATTEST:


Julie Franklin, CMC
City Clerk

