

TOWN OF LYONS

CURRENT ADOPTED CODES

2003 IBC
2003 IRC
2003 IPC
2003 IMC
2003 IFGC
1997 Uniform Code for the Abatement of Dangerous Buildings
1997 Uniform Housing Code
1997 Building Conservation Code
NONE

PROPOSED CODES

2006 IBC
2006 IRC
2006 IPC
2006 IMC
2006 IFGC
2006 PROPERTY MAINTENANCE
“”
2006 EXISTING BUILDING CODE
2006 ENERGY CODE

Major Changes for the 2006 International Codes

2006 International Residential Code

1. R105.2 Changes the maximum size of a storage building that does not require a permit back to 120 sq. ft.
2. R202 Defines an accessory structure as not greater than 3000 sq. ft., not more than 2 stories and incidental to the residential use. Structures that fall outside the parameters of this definition shall be evaluated for use to determine under which code, IRC or IBC, the structure must be built.
3. R302.1 New table requires walls with a fire separation distance of less than 5 feet to be of 1-hour fire-resistive construction. Openings are not allowed when the wall has less than 3 feet of fire separation distance.
4. R309.2 Specifies that detached garages less than 3 feet from the house are required to be protected as if they were attached
5. R310.5 Addition of new section allows emergency escape rescue windows under a deck if a path with a minimum of 36 inches of headroom is provided to a yard or court.
6. R311.6.1 Maximum slope of ramps has changed from 1:8 to 1:12
7. R613.2 Adds provisions for fall protection where window sill heights are less than 24 inches above finished floor and more than 72 inches above finished grade or floor on the opposite side.
8. R702.4.2 Green Gypsum board is no longer allowed to be used as a backer for tiled tubs and showers. The code specifies cement, fiber-cement or glass mat gypsum as backer for wall tiles.
9. R903.5 Places Boulder County in a Moderate Hail Exposure area.
10. R907.3 Asphalt shingle roof in an area of moderate or severe hail exposure shall not be recovered, all layers shall be removed prior to re-roofing
11. M1501.1 All air removed by an exhaust system shall discharge to the exterior. Soffits and ridge vent termination is no longer allowed
12. M1502.6 Deletes the exception that allowed the use of a booster fan in a dryer exhaust duct system
13. G2415.1 Prohibits the installation of gas piping through adjacent townhouse units other than the unit served by such piping

14. P2713.3 Requires a temperature limiting device in bathtub and whirlpool tubs
15. E3801.6 Bathroom receptacles can now be located in the cabinet within 12 inches of the countertop
16. E3802.7 requires receptacles within 6 feet of laundry and utility sinks to be GFCI protected.

Residential Energy Code IRC Chapter 11 and International Energy Conservation Code.

HB 1146 was signed into law in 2007 Requiring Jurisdictions with an adopted Building Code Ordinance to have an Energy code in place by July 1, 2008

1. Table N1101.2 classifies each county into one of eight climate zones. Boulder County is in Zone 5.
2. Table N1102.1 fenestration u-factor .35, R-Values are as follows Ceiling R-38, Walls R-19 or R-13+5, Floor R-30, Basement wall – R-13.

International Building Code

1. 903.2.1.2 An automatic sprinkler system is now required in an A-2 occupancy when the occupant load exceeds 100.
2. 1003.2 The means of egress shall have a minimum ceiling height of 7' 6"
3. 1008.1.9 Group A or E occupancies with an occupant load of 50 or more are required to have panic hardware on the means of egress doors.
4. 1009.11.2 where roof access openings are located within 10 feet of the roof edge the opening or the roof edge must be protected with guards
5. 1014.2 Under certain conditions egress is now allowed through stockrooms of Group M occupancies
6. 1609 With the release of the Front Range Wind Study the wind loads can now more accurately be calculated. The wind speed for this area is 120 mph three second gust.
- 7.

International Mechanical Code

1. 307.2.3 adds requirements for auxiliary pan and secondary drains as well as water level detection equipment for condensate producing appliances
2. 501.2 Exhaust air shall be discharged to the exterior at a point where it will not cause a nuisance and cannot be readily drawn in by a ventilation system.
3. 506.3.3.1 now requires a light test for grease duct systems.

International Plumbing Code

1. 403.1 Seasonal outdoor seating must be included in calculating the minimum plumbing facilities of A-1, A-2, and A-3 Occupancies.

**TOWN OF LYONS, COLORADO
ORDINANCE NO. 836**

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2006 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2006 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2006 EDITION, THE INTERNATIONAL PLUMBING CODE, 2006 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2006 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2006 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2006 EDITION, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2006 EDITION PROMULGATED BY THE INTERNATIONAL CODE COUNCIL.

WHEREAS, the Town of Lyons is authorized by Colorado law to enact and apply building, construction, and safety codes to regulate development and protect the health, safety, and welfare of the Town's residents, and is expressly authorized by § 31-16-201, *et seq.* of the Colorado Revised Statutes to adopt codes by reference; and

WHEREAS, the International Code Council has devoted significant effort to the promulgation of new international building, construction, and safety codes that best incorporate and revise prior well-established international building and safety requirements into an understandable and manageable set of regulations; and

WHEREAS, many local governments within Colorado and across the country have adopted or will adopt one or more of the codes promulgated by the International Code Council; and

WHEREAS, The Town's Board of Trustees desires to adopt by reference the 2006 editions of several of the codes promulgated by the International Code Council.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LYONS, BOULDER COUNTY, COLORADO:

Section 1. The Town of Lyons hereby repeals and reenacts Chapter 2 of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 2
BUILDING CODE**

Section:

- 8-2-1: International Building Code Adopted
- 8-2-2: Purpose of International Building Code
- 8-2-3: Modifications to International Building Code
- 8-2-4: Penalties for violation of International Building Code

8-2-1: INTERNATIONAL BUILDING CODE ADOPTED.

- (A) The International Building Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. Chapters 1 through 35 inclusive, Appendix Chapter I, is hereby adopted by reference as the Town of Lyons Building Code as if fully set out in this section with the additions, deletions, insertions and changes as provided in section 8-2-3.
- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Building Code, as adopted and as amended.

8-2-2: PURPOSE OF INTERNATIONAL BUILDING CODE. The purpose of the International Building Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-2-3: MODIFICATIONS TO THE INTERNATIONAL BUILDING CODE.

The following deletions, additions, insertions, and changes are hereby made to the international Building Code (“IBC”) as adopted by reference by Section 8-2-1 :

- (A) IBC Section 101.1. (Title) is amended by the addition of the term “Town of Lyons” where indicated.
- (B) IBC Section 101.4.1 IBC (Electrical) is amended by replacing “ICC Electrical Code” with “National Electrical Code” as adopted by the State of Colorado.
- (C) IBC Section 101.4.4 (Plumbing) is amended by deletion of the last sentence.
- (D) IBC Section 101.4.6 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.
- (E) IBC Section 105.1 (Required) is amended by replacing the words “building official” with “town”.
- (F) IBC Section 108.4 (Work commencing before permit issuance.) Amend by replacing the words “building official” with “town” and adding the fee shall be equal to 100% of the original building fee in addition to the required permit fees.
- (G) IBC Section 108.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:
 “The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

- (H) . IBC Section 109.3.5 (Lath and gypsum board inspection) is amended by deleting the exception.
- (I) IBC Section 110.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with “town”.
- (J) IBC Section 112.1 (General) is amended by deleting the last two sentences and inserting the following: “The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”
- (K) IBC Section 112.3 (Qualifications) is amended by deleting the section in its entirety.
- (L) IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.
- (M) IBC Section 1013.1 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.
- (N) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Lyons” where indicated in Boulder County, Colorado and by insertion of “October 30, 2006,” the date of the latest adopted flood insurance study for the Town, where indicated.
- (O) IBC Section 3401.3 (Compliance with other codes) is amended by deleting International Fire Code and inserting in its place “adopted fire code”, deleting International Private Sewage Disposal Code, and deleting ICC Electrical Code and inserting in its place “National Electrical Code”

- (P) IBC Section 3410.2 (Applicability) is amended by the insertion of ____/____/____ the effective date of building codes for the town where indicated in [DATE TO BE INSERTED BY JURISDICTION].”

8-2-4: PENALTIES FOR VIOLATION OF INTERNATIONAL BUILDING CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Building Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Building Code.

SECTION 2. The Town of Lyons hereby repeals and reenacts Chapter 2A to Title 8 of The Lyons Municipal Code to read in full as follows:

**Chapter 2A
RESIDENTIAL CODE**

SECTION:

- 8-2A-1: International Residential Code Adopted
- 8-2A-2: Purpose of International Residential Code
- 8-2A-3: Modifications to International Residential Code
- 8-2A-4: Penalties for Violation of International Residential Code

8-2A-1: INTERNATIONAL RESIDENTIAL CODE ADOPTED.

- (A) The International Residential Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8-2A-3.
- (B) No residential building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Residential Code, as adopted and as amended.

8-2A-2: PURPOSE OF INTERNATIONAL RESIDENTIAL CODE. The purpose of the International Residential Code (IRC) is to provide 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 residential buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-2A-3: MODIFICATIONS TO INTERNATIONAL RESIDENTIAL CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Residential Code ("IRC") as adopted by reference by Section 8-2A-1:

- (A) IRC Section R101.1. (Title) is amended by the addition of the term "Town of Lyons" where indicated.
- (B) IRC Section R105.1 (Required) is amended by replacing the words "building official" with "Town".
- (C) IBC Section 108.4.1 is added (Work commencing before permit issuance.) Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the Town. The fee shall be equal to 100% of the original building fee in addition to the required permit fees.
- (D) IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."
- (E) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:
- (F) IRC Section R109.1.5.2 Insulation Inspection. Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.
- (G) R109.1.5.3 Lath and gypsum inspection. Inspection of all interior or exterior lathing and gypsum board shall be made after installation but before any plaster is applied or before gypsum board joints and fasteners are taped and finished."
- (H) IRC Section R110.4 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentence and replacing it with "Town".

(I) IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following: “The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.” The Board of Trustees may, at its sole and absolute discretion, appoint and designate a hearing officer, or a board or commission of any number of persons, to serve and exercise the Board of Trustees’ duties associated with any appeal.”

(J) IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

(K) IRC Table R301.2 (1) is filled in to provide the following:

**Table R301.2 (1)
Climatic and Geographic Design Criteria**

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite					
30 psf	120 / 3 sec gust	B	Severe	30 in.	Slight to Moderate	1	NO	See Town Adopted Regs and FIRM Map	1000	45°F

(L) IRC Section R310.2.1 (Ladder and steps) is amended by the addition of the following exception to read as follows: “Exception: Only one window well egress ladder shall be required in an unfinished basement.”

(M) IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows: “All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation.”

(N) IRC Section R401.2 (Requirements) is amended by the addition of the following:

“Foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer’s soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.”

- (O) IRC Section R405.1 (Concrete and masonry foundations) is amended with the addition of the following after the first sentence: “All foundation drains shall be designed and inspected by a State of Colorado registered design professional.”
- (P) IRC Section M1502.6 (Duct length) is amended by deleting exceptions 1 in its entirety.
- (Q) IRC Section G2415.9 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.
- (R) IRC Section G2415.9.1 (Individual outside appliances) is deleted in its entirety.
- (S) IRC Section G2417.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.
- (T) IRC Section P2603.6.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.
- (U) IRC Section P3103.1 (Roof extension) is amended by filling in both areas where indicated to read “6 inches (152.4 mm)”.

8-2A-4: PENALTIES FOR VIOLATION OF INTERNATIONAL RESIDENTIAL CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Residential Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Residential Code.

Section 3. The Town of Lyons hereby repeals Chapter 3 of Title 8 of the Lyons Municipal Code. Chapter 3 of Title 8 shall be reserved for future use.

Section 4. The Town of Lyons hereby repeals and reenacts Chapter 4 of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 4
PLUMBING CODE**

SECTION:

- 8-4-1: International Plumbing Code Adopted
- 8-4-2: Purpose of International Plumbing Code
- 8-4-3: Modifications to International Plumbing Code
- 8-4-4: Penalties for Violation of International Plumbing Code

8-4-1: INTERNATIONAL PLUMBING CODE ADOPTED.

- (A) The International Plumbing Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons International Plumbing Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8-5-3.
- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Plumbing, as adopted and as amended.

8-4-2: PURPOSE OF INTERNATIONAL PLUMBING CODE. The purpose of the International Plumbing Code (IPC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-4-3: MODIFICATIONS TO INTERNATIONAL PLUMBING CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Plumbing Code ("IPC") as adopted by reference by Section 8-4-1:

- (A) IPC Section 101.1 (Title) is amended by the addition of the term "Town of Lyons" where indicated.
- (B) IPC Section 305.6.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)".
- (C) IPC Sections 109.2 (Membership of Board). is deleted in its entirety and replaced by "The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."
- (D) IPC Sections 109.2.2 (Alternate Members) shall be deleted in its entirety
- (E) IPC Section 904.1 (Roof extension) is amended by inserting the number "6" (152.4 mm) where indicated in the second sentence.

8-4-4: PENALTIES FOR VIOLATION OF INTERNATIONAL PLUMBING CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Plumbing Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Plumbing Code.

Section 5. The Town of Lyons hereby repeals and reenacts Chapter 5 of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 5
MECHANICAL CODE**

SECTION:

- 8-5-1: International Mechanical Code Adopted
- 8-5-2: Purpose of International Mechanical Code
- 8-5-3: Modifications to International Mechanical Code
- 8-5-4: Penalties for Violation of International Mechanical Code

8-5-1: INTERNATIONAL MECHANICAL CODE ADOPTED.

- (A) The International Mechanical Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons International Mechanical Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8-5-3.
- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Mechanical Code, as adopted and as amended.

8-5-2: PURPOSE OF INTERNATIONAL MECHANICAL CODE. The purpose of the International Mechanical Code (IMC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-5-3: MODIFICATIONS TO INTERNATIONAL MECHANICAL CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Mechanical Code (“IMC”) as adopted by reference by Section 8-5-1:

- (A) IMC Section 101.1 (Title) is amended by the addition of the term “Town of Lyons” where indicated.
- (B) IMC Sections 109.2 (Membership of Board). is deleted in its entirety and replaced by “The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”
- (C) IMC Sections 109.2.2 (Alternate Members) shall be deleted in its entirety.
- (D) IMC Section 504.6.1 (Maximum length) is amended by deleting the exception in its entirety.

8-5-4: PENALTIES FOR VIOLATION OF INTERNATIONAL MECHANICAL CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Mechanical Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Mechanical Code.

Section 6. The Town of Lyons hereby repeals Chapter 5A and Chapter 5B of Title 8 of the Lyons Municipal Code and reenacts a new Chapter 5A of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 5A
PROPERTY MAINTENANCE CODE**

SECTION:

- 8-5A -1: International Property Maintenance Code Adopted
- 8-5A -2: Purpose of International Property Maintenance Code
- 8-5A -3: Modifications to International Property Maintenance Code
- 8-5A -4: Penalties for Violation of International Property Maintenance Code

8- 5A -1: INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED.

- (A) The International Property Maintenance Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the

Town of Lyons International Property Maintenance Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8-5-3.

- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Property Maintenance, as adopted and as amended.

8- 5A -2: PURPOSE OF INTERNATIONAL PROPERTY MAINTENANCE CODE. The purpose of the International Property Maintenance Code (IPMC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8- 5A -3: MODIFICATIONS TO INTERNATIONAL PROPERTY MAINTENANCE CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Property Maintenance Code ("IPMC") as adopted by reference by Section 8- -1:

- (A) IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Lyons" where indicated.
- (B) IPMC Section 102.3 (Application of other codes) is amended by the deletion of ICC electrical code and the last sentence and the insertion of National Electrical Code" as adopted by the State of Colorado.
- (C) IPMC Section 103.5 (Fees) is amended by deleting the section in its entirety.
- (D) IPMC Section 111.2 (Membership of board) is amended by deleting the section in its entirety and inserting the following: "The members of the Board of Appeals shall be comprised of the members of the "Town Board of Trustees."
- (E) IPMC Section 111.2.1 (Alternate members) is amended by deleting the section in its entirety.
- (F) IPMC Section 111.2.2 (Chairman) is amended by deleting the section in its entirety.
- (G) IPMC Section 111.2.3 (Disqualification of member) is amended by deleting the section in its entirety.
- (H) IPMC Section 111.2.4 (Secretary) is amended by deleting the section in its entirety.
- (I) IPMC Section 111.2.5 (Compensation of members) is amended by deleting the section in its entirety.
- (J) IPMC Chapter 3 (General Requirements) is amended by deleting the chapter in its entirety.

- (L) IPMC Chapter 4 (Light, Ventilation and Occupancy Limitations) is amended by deleting the chapter in its entirety.
- (M) IPMC Chapter 5 (Plumbing Facilities and Fixtures and Fixture Requirements) is amended by deleting the chapter in its entirety.
- (N) IPMC Chapter 6 (Mechanical and Electrical Requirements) is amended by deleting the chapter in its entirety.
- (O) IPMC Chapter 7 (Fire Safety Requirements) is amended by deleting the chapter in its entirety.

8- 5A -4: PENALTIES FOR VIOLATION OF INTERNATIONAL PROPERTY MAINTENANCE CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Property Maintenance Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Property Maintenance Code.

Section 7. The Town of Lyons hereby repeals and reenacts Chapter 5C of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 5C
EXISTING BUILDING CODE**

SECTION:

- 8-5C -1: International Existing Building Code Adopted
- 8- 5C -2: Purpose of International Existing Building Code
- 8- 5C -3: Modifications to International Existing Building Code
- 8-5C -4: Penalties for Violation of International Existing Building Code

8-5C -1: INTERNATIONAL EXISTING BUILDING CODE ADOPTED.

- (A) The International Existing Building Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons International Existing Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8- -3.

- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall, as to design, construction, quality of materials and workmanship conform with the International Existing Building Code, as adopted and as amended.

8-5C -2: PURPOSE OF INTERNATIONAL EXISTING BUILDING CODE. The purpose of the International Existing Building Code (IEBC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-5C -3: MODIFICATIONS TO INTERNATIONAL EXISTING BUILDING CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Existing Building Code ("IEBC") as adopted by reference by Section 8- -1:

- (A) International Existing Building Code is amended by replacing all references to "International Fire Code" with "adopted fire code".
- (B) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State of Colorado.
- (C) IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Lyons" where indicated.
- (D) IEBC Section 1201.1 (Conformance) is amended by deleting the section in its entirety and replacing it with the following: "Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures."

8-5C-4: PENALTIES FOR VIOLATION OF INTERNATIONAL EXISTING BUILDING CODE

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates International Existing Building Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Existing Building Code

Section 8. The Town of Lyons hereby repeals and reenacts Chapter 9 of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 9
FUEL GAS CODE**

SECTION:

- 8-9-1: International Fuel Gas Code Adopted
- 8-9-2: Purpose of International Fuel Gas Code
- 8-9-3: Modifications to International Fuel Gas Code
- 8-9-4: Penalties for Violation of International Fuel Gas Code

8-9-1: INTERNATIONAL FUEL GAS CODE ADOPTED.

- (A) The International Fuel Gas Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons International Fuel Gas Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8-5-3.
- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Fuel Gas Code, as adopted and as amended.

8-9-2: PURPOSE OF INTERNATIONAL FUEL GAS CODE. The purpose of the International Fuel Gas Code (IFGC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-9-3: MODIFICATIONS TO INTERNATIONAL FUEL GAS CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Fuel Gas Code ("IFGC") as adopted by reference by Section 8-9-1:

- (A) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Lyons" where indicated.
- (B) IFGC Sections 109.2 (Membership of Board). is deleted in its entirety and replaced by "The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees."
- (C) IFGC Sections 109.2.2 (Alternate Members) shall be deleted in its entirety.
- (D) IFGC Section 404.9 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.
- (E) IFGC Section 404.9.1 (Individual outside appliances) is deleted in its entirety.

- (F) IFGC Section 406.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.
- (G) IFGC Section 614.6.1 (Maximum length) is amended by deleting the exception in its entirety.

8-9-4: PENALTIES FOR VIOLATION OF INTERNATIONAL FUEL GAS CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Fuel Gas Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Fuel Gas Code.

Section 9. The Town of Lyons hereby enacts a new Chapter 12 of Title 8 of the Lyons Municipal Code to read in full as follows:

**Chapter 12
ENERGY CONSERVATION CODE**

SECTION:

- 8- 12-1: International Energy Conservation Code Adopted
- 8- 12-2: Purpose of International Energy Conservation Code
- 8- 12-3: Modifications to International Energy Conservation Code
- 8- 12-4: Penalties for Violation of International Energy Conservation Code

8- 12-1: INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED.

- (A) The International Energy Conservation Code, 2006 Edition as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, Chapters 1 through 43 inclusive and Appendix Chapters G and H, is hereby adopted by reference as the Town of Lyons International Energy Conservation Code as if fully set out in this ordinance with the additions deletions insertions and changes as provided in section 8- 12-3.
- (B) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the Town unless the same shall , as to design, construction, quality of materials and workmanship conform with the International Energy Conservation Code, as adopted and as amended.

8- 12-2: PURPOSE OF INTERNATIONAL ENERGY CONSERVATION CODE. The purpose of the International Energy Conservation Code (IECC) is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within the Town of Lyons and certain equipment specifically regulated in this Code.

8-12 -3: MODIFICATIONS TO INTERNATIONAL ENERGY CONSERVATION CODE.

The following deletions, additions, insertions, and changes are hereby made to the International Energy Conservation Code ("IECC") as adopted by reference by Section 8-12 -1:

- (A) The International Energy Conservation Code is amended by replacing all references to "International Fire Code" with "adopted fire code".
- (B) The International Energy Conservation Code is amended by replacing all references to "ICC Electrical Code" with "National Electrical Code" as adopted by the State of Colorado.
- (C) Section 101.1 (Title) is amended by the addition of the term "Town of Lyons" where indicated.

8-12 -4: PENALTIES FOR VIOLATION OF INTERNATIONAL ENERGY CONSERVATION CODE.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code. A person or entity that violates the International Energy Conservation Code may be fined not to exceed \$500 or imprisoned for a term not to exceed 90 days or suffer both such fine and imprisonment, in addition to other sanctions set forth in the International Energy Conservation Code.

Section 10. The Town of Lyons hereby repeals and reenacts Section 8-1-3 of the Lyons Municipal Code to read in full as follows:

8-1 -3: APPEALS.

- (A) Any owner of property who is refused a permit by the Building Inspector or aggrieved by a final decision of the Building Inspector may file an appeal with the Board of Trustees alleging the refusal or decision is not justified, the refusal or decision is based on an unreasonable provision of the building regulations, or that in the person's particular case strict compliance with the building regulations would cause undue and significant hardship different in kind than that experienced by other similarly situated land owners. Any person appealing a decision of the Building Inspector shall bear the burden of proof concerning the basis or grounds for the appeal.
- (B) The members of the Town Board shall comprise the Board of Appeals and shall hear and decide appeals of permit denials and final decisions made by the Building Inspector related to the application and interpretation of the international codes referenced in this title 8. The Board of Trustees may at its discretion, delegate its authority and duty to serve as the Board of Appeals to a hearing officer or to a reviewing body comprised of any number of persons. In addition to all other powers and authority the Board of Appeals possesses, the Board of Appeals shall have the authority to waive or vary the provisions of any of the building, construction, and safety codes

referenced in this Title 8 if the Board of Appeals determines, based on the evidence presented to the Board of Appeals, that other comparable materials, installations, constructions, or designs will be equivalent or superior to the applicable code requirements in protecting the health, safety, and welfare of the public.

- (C) Appeals shall be processed in accordance with quasi-judicial hearing procedures and any applicable provisions of Title 1 of the Lyons Municipal Code.
- (D) For purposes of this section and Title 8 generally, "code", "codes", or "building code", "construction code", or "safety code" shall mean the code or codes adopted in this Title 8, unless another meaning is evidently intended by such reference.

Section 11. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 12. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 13. Effective Date. Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become effective at 12:01 a.m. on _____, 2008.

READ AND INTRODUCED this ___nd day of _____, 2008 and public hearing scheduled for _____, 2008.

TOWN OF LYONS, COLORADO

By: _____
Kris Hicar, Mayor

ATTEST:

By: _____
Debra Babler, CMC, Town Clerk

PASSED AND ADOPTED, SIGNED AND APPROVED, following public hearing this

_____ day of _____, 200__.

TOWN OF LYONS

By: _____
Kris Hicar, Mayor

ATTEST:

By: _____
Debra K. Babler, CMC, Town Clerk