

2021 Proposed Code Change highlights summary

code cycle where change first appears

- Pg.1 city code section 10-61: allows a building permit to expire 2 years after issuance for larger commercial projects instead of 1 year to give more time for larger projects. *2021*
- Pg. 3 IBC section 202: The definition SLEEPING ROOM has been added to designate a habitable room with a clothes closet as a room requiring egress windows, smoke detectors, CO detectors etc. *2015*
- Pg. 3 IBC table 508.4: Requires fire-resistant-rated walls between tenants of a multi-use commercial building to address the possibility that the occupancy type may change as new tenants move into existing spaces. *2012*
- Pgs. 4-5 IBC section 915: Removes dwelling units as an exempted condition for CO alarm requirements and specifies 15' as the maximum distance a CO alarm can be installed from a bedroom to align with state statute. *2015*
- Pgs.5-7 IBC section 1031: Removes the window well exemption of a basement with a ceiling height less than 80" that is intended to be habitable, and, removes the window well exemption for sleeping rooms in sprinklered buildings. Requires a compliant window well in existing basements where bedroom(s) are added. *pre 2012*
- Pg. 7 IBC section 1211: allows the use of a camera as an alternative to drilling a peephole in a custom or frosted glass entry door. *2021*
- Pg. 8 IBC section 1507 requires asphalt shingles to carry an 80 mph wind warranty and be attached with 6 fasteners to resist wind forces. *pre-2012*
- Pgs. 9-10 IBC 1512 Requires listing by UL or FM standard or evaluation report to prove roof design and materials meet uplift requirements for local wind zone. *2015*
- Pg. 11 IBC section 1809.4: allows smaller detached sheds to be built without a below grade foundation. *2015*
- Pg. 14 IBC table 2902.1: footnote increase the occupant load of B occupancies from 15 to 25, and M occupancies from 15 to 42 before a service sink is required, and, requires installation of a drinking fountain only when the occupant load warrants 2 toilet rooms. (same amendment to IPC 403.1 on pg. 18-19) *2015*
- Pg. 20 IPC 504.7: allows the building official to approve a water alarm device as an alternative to the water heater pan when the water heater is replaced. *2012*
- Pg. 20-21 IPC 705.10.2: Prohibits the use of a 3rd party inspection or no primer in non-pressure piping in lieu of primer that is purple in color for PVC piping. *2015*
- Pgs. 22-23 IPC 918.7: Requires a separate vent stack that terminates outside of each tenant space in multi-tenant buildings. *2015*

- Pg. 23 IPC 1101.2 Prohibits storm water from roofs and roof drains from discharging over exit doors and across sidewalks and parking areas. *2012*
- Pg. 25 IFGC 503.4.1: Prohibits the use of plastic cellular core or foam core pipe in fuel burning appliance vents as it is not an approved listed material. *2018*
- Pg. 28 IRC section R302.3: Removes the language allowing a single separation wall on a lot line and requires separation of two-family dwellings with a lot line between units similar to separation of townhome units as described in R302.2 ((2)1-hour rated walls and structurally independent). There is no change to the code for two-family dwellings on a single lot. *2021*
- Pg. 28 IRC R302.13 is repealed to remove the requirement of installing drywall on the underside of the unfinished basement ceilings. *2015*
- Pg. 29-30 IRC section 310 (identical to IBC section 1031): Removes the window well exemption of a basement with a ceiling height less than 80" that is intended to be habitable, and, removes the window well exemption for sleeping rooms in sprinklered buildings. Requires a compliant window well in existing basements where bedroom(s) are added. to clarify minimum basement requirements for ceiling height and egress window requirements when finishing basements in existing buildings. *pre 2012*
- Pgs. 30-31: IRC section R311: Requires all exterior doors to have a minimum clear width of 32" and requires a landing within 7-3/4" below the top of the door threshold. A solid, durable landing is also required at the bottom of all stairways. *pre 2012*
- Pg. 31: IRC section R313: Removes the requirement that all single-family, two-family, and townhouse buildings are to be sprinklered. *pre 2012*
- Pg. 32-33 IRC section R331: To establish minimum standards to make units resistant to unlawful entry, this amendment added to specify door construction, locking hardware, hinges, and means to view the area outside the door without opening the door. *pre 2012*
- Pg. 33 IRC section R331.2: similar to IBC amendment, allows a camera as an alternative to drilling a peephole in a custom or frosted glass entry door. *2021*
- Pgs. 33-35 Incorporates manufactured home ordinance in the IRC. All manufactured homes shall be installed and inspected in accordance with the State of Colorado Manufactured Home Installation Program and the provisions of this section. All manufactured home inspections shall be conducted by the Building Inspection Division. *pre 2012*
- Pg. 35 IRC 403.1: (identical to IBC section 1809.4): allows smaller detached sheds to be built without a below grade foundation. *2015*
- Pg. 36 IRC R405.1: Requires design and installation of a sump pump to collect and drain groundwater to a sump pit and then drain into required underdrains. *2018*
- Pgs. 37-38 IRC R905 and R908: Requirements for asphalt shingles to carry a wind rating of 80 mph and be fastened per manufacturer's specifications during cold weather months to ensure proper sealing of shingles. Also requires removal of all existing layers of shingles prior to reroof with asphalt shingles. *pre 2012*

Pg. 39 IRC section 1602: Requires return air from all levels with finished areas including basements. *pre 2012*

Pg. 39-40 IRC section 2406.2: Requires a solid, gasketed, self-closing door for openings between mechanical rooms and bedrooms and bathrooms, and, specifies where indoor combustion air can be taken. *pre 2012*

Pg. 40 IRC P2601.4 Requires separate water and sanitary sewer service to each townhome and 2-family dwelling unit. *2015*

Pgs. 40-43 Amendments to IRC plumbing section that are identical to IPC amendments include:

- P2801.6: allows the building official to approve a water alarm device as an alternative to the water heater pan when the water heater is replaced. *2012*
- P3003.9.2: Prohibits the use of a 3rd party inspection or no primer in non-pressure piping in lieu of primer that is purple in color for PVC piping. *2015*
- G242.4.1: Prohibits the use of plastic cellular core or foam core pipe in fuel burning appliance vents as it is not an approved listed material. *2018*
- IRC P3302.1: Prohibits discharge of sub-soil drains into sanitary sewer lines. *2015*

Pg. 45 IEBC section 308.1: intended to be consistent with state statute for CO detection. Level 1 alteration may require CO detection in some cases. *2021*

Pg. 45-46: IEBC added definition of COLD WEATHER CARE HOUSING and fire sprinkler and alarm requirement for existing places of worship to accommodate sleeping areas. *2012*

Pgs. 48-49 ISPSC amendments to reflect city code which include *2012*:

- Inclusion of townhomes in the definition of CLASS C, semi-public pool
- Exemption of residential hot tubs to provide a barrier if equipped with an ASTM compliant lockable cover.
- Reduction of barrier height for swimming pools equipped with an ASTM compliant safety cover.
- Illumination requirements for all public pools.

Note: All previous amendments to the NEC, IECC, and electrical and mechanical sections in the IRC are removed. Future state energy codes will require compliance before the next code adoption cycle, and in order to remain consistent with survey jurisdictions, the 2021 IECC residential and IECC commercial will be adopted as written. Amendments to previous versions of the NEC and IECC that have been removed include:

NEC

- Art. 110.5: Aluminum wires smaller than 10 AWG are prohibited.
- Art. 210.50: A receptacle outlet require within 6' of the bottom of a sump pit.
- Art. 220.14(1): limit of 8 general purpose outlets on a 15 amp circuit and 10 general purpose outlets on a 20 amp circuit.

- Art 250.50: Requirement of 2 additional ground rods where a metal water pipe is not present.
- Art. 250-118: Requirement of a equipment grounding conductor to panel feeders be only copper, aluminum, or copper-clad aluminum conductor.

IECC

- C406.1: Removed the requirement for additional efficiency options in commercial buildings.
- Tables R402.1.2 and 402.1.3: reduction in required wall and ceiling R-Values
- R402.2.1: reduction in R-Values of ceilings with attic space.
- R403.3.5: Requirement for testing of ducts located within the building thermal envelope.