

INTRODUCED BY: _____

AN ORDINANCE AMENDING THORNTON CITY CODE SECTION 2-55 PERTAINING TO ADOPTION OF CODES BY REFERENCE, AND SECTION 10-34 TO CLARIFY THAT CITY EMPLOYEES MAY NOT SERVE ON THE BUILDING CODE ADVISORY BOARD, AND REPEALING AND REENACTING VARIOUS SECTIONS IN ARTICLE IV TO ADOPT BY REFERENCE, WITH LOCAL AMENDMENTS THERETO, THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL EXISTING BUILDING CODE AND INTERNATIONAL SWIMMING POOL AND SPA CODE, AND THE 2023 EDITION OF THE NATIONAL ELECTRICAL CODE.

WHEREAS, the City previously adopted the 2021 editions of the above-referenced international codes and the 2017 edition of the National Electrical Code; and

WHEREAS, the 2024 editions of the above-referenced international codes and the 2023 National Electrical Code represent national building and construction standards that are updated and amended from time to time to conform to the changing need of the construction industry; and

WHEREAS, it is deemed to be in the best interest of the City's residents and will serve to promote public health, safety, and general welfare to adopt by reference the updated versions of said codes with local amendments thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. Sections 2-55(a) and (b)(5) of the Thornton City Code are hereby amended by the addition of the words double-underlined and the deletion of the words stricken to read as follows.

Sec. 2-55. - Adoption of codes by reference.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Code means any published compilation of statutes, ordinances, rules, regulations or standards adopted by the federal government or the state, or by an agency of either of them, or by any municipality within the state or by any state or nationally recognized organization, institution or agency, such as but not limited to the International Code Council ~~Pacific Coast Building Officials Conference and the National Fire Protection Association~~. The city council may adopt a recodification of the city's own ordinances by ordinance, which ordinance shall be published pursuant to Section 2-1 and which ordinance need not follow the publication and hearing requirements for codes adopted by reference in the codification or recite all penalties found in the recodification.

Primary code means any code which is directly adopted by reference in whole or in part by any ordinance passed pursuant to the Charter.

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Secondary code means any code which is incorporated by reference, directly or indirectly, in whole or in part, in any primary code or in any secondary code.

(b) ...

(5) If, at any time, any code which the city has previously adopted by reference shall be amended by the agency or municipality which originally promulgated, adopted or enacted it, the council may adopt such amendment by reference through the same procedure as required for the adoption of the original code, or an ordinance may be enacted in regular manner setting forth the entire text of such amendment, unless another procedure is specified within the ordinance.

2. Section 10-34 of the Thornton City Code is hereby amended by the addition of the words double-underlined.

Sec. 10-34. Building code advisory board.

(b) *Organization.* The board shall consist of five members, who are qualified by experience and training to pass upon matters pertaining to building construction, and it shall have representatives from the following fields: engineering, architecture, building construction or building design. Board members shall not be current employees of the city. Three members of the board shall constitute a quorum. The building code advisory board shall be appointed by the city council to serve four-year overlapping terms ending on March 1 of even-numbered years; except that three members will initially be appointed for a term of office ending March 1, 2000; thereafter, the term for these members shall be four years. All reappointments or successive appointments shall be for the remainder of the predecessor's term if vacated, or for a four-year term if the preceding appointment has expired. The bylaws of the board and any amendments thereto shall be approved by the city council.

3. Section 10-151 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Article IV. Technical Standards

Sec. 10-151. International Building Code adopted by reference.

The International Building Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001. The purpose and subject matter of the International Building Code includes regulating construction aspects of building and providing greater safety to the public and uniformity in building laws. The International Building Code, 2024 edition, is hereby adopted by this reference and incorporated into this Code as the Building Construction Code of the City. Except as otherwise provided in Section 10-152, the International Building Code, 2024 edition, is adopted in full including the outline of contents and the index, but excluding all appendix chapters, except Appendix I.

4. Section 10-152 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-152. Amendments to International Building Code.

The International Building Code adopted in Section 10-151 is hereby amended as follows, with section numbers referring to section numbers of the International Building Code:

Subsection 101.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

101.1 Title. These regulations shall be known as the *Building Code* of [NAME OF JURISDICTION] the City of Thornton, hereinafter referred to as “this code.”

Subsection 101.4.4 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

101.4.4 Property maintenance. The provisions of the *International Existing Building Code and the Uniform Code for the Abatement of Dangerous Buildings* ~~*International Property Maintenance Code*~~ shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Subsection 102.6 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Uniform Code for the Abatement of Dangerous Buildings*, the *International Existing Building Code*, ~~*the International Property Maintenance Code*~~, or the *International Fire Code*.

Subsections 114.1 and 114.2 are hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

[A] 114.1 Unlawful acts.

It shall be unlawful for any *person*, firm or corporation to erect, construct, alter, extend, *repair*, move, remove, demolish or occupy any *building, structure* or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. Additionally, any property owner may be held liable for any of the above referenced actions taken by any *person* in violation of any of the provisions of this code on the property owner's property.

[A] 114.2 Notice of violation.

The *building official* is authorized to serve a notice of violation or order on any *person* or property owner who violates Subsection 114.1 ~~the *person* responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code.~~ Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Section 202 Definitions; [BS] DANGEROUS is hereby amended by addition of the words double-underlined to read as follows:

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below or meets the definition of dangerous as stated in the Uniform Code for the Abatement of Dangerous Buildings shall be deemed *dangerous*:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under snow, wind, rain, flood, earthquake, or other environmental loads when such loads are imminent.

Section 202 Definitions is hereby amended by the addition of the words double-underlined to read as follows:

SLEEPING ROOM. A habitable space that meets the minimum area requirements of the building code, and, contains a closet or an area that is readily convertible to a closet. An adjacent area fitted with permanently affixed floor to ceiling shelving and no clothes rod may be defined as a storage room in a non-sleeping room.

A new Subsection 915.1.2. is hereby enacted to read as follows:

915.1.2 Where required in existing dwellings. Where interior work requiring a permit occurs in existing Group I or R occupancies that have attached garages or contain fuel-fired appliances, carbon monoxide detection shall be provided in locations described in Section 915.2.1 through 915.2.2. A listed smoke/carbon monoxide detector may be used if the signals clearly differentiate between the two hazards. Carbon monoxide detectors may be hard wired, plugged into an unswitched outlet or battery powered and attached to the wall or ceiling. Carbon monoxide detectors are not required to be interconnected.

Subsection 915.2.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

915.2.1 Dwelling units. Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area within fifteen feet (4572 mm) of the entrance to each ~~in the immediate vicinity of the bedrooms.~~ Where a CO source is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.

Subsection 1031.2 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

1031.2 Where required. In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

1. Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.4(1) and 1006.3.4(2).
2. Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Exceptions:

- ~~1. Basements with a ceiling height of less than 80 inches (2032 mm) shall not be required to have emergency escape and rescue openings.~~
21. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior egress balcony that opens to a public way.
32. Basements without habitable spaces and having no more than 200 square feet (18.6 m²) in floor area shall not be required to have emergency escape and rescue openings.
43. Storm shelters are not required to comply with this section where the shelter is constructed in accordance with ICC 500.
- ~~5. Within individual dwelling and sleeping units in Groups R-2 and R-3 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:~~

~~4.1. One means of egress and one emergency escape and rescue opening.~~

~~4.2. Two means of egress.~~

Subsection 1031.3.1 is hereby amended by the deletion of the words stricken to read as follows:

1031.3.1 Minimum size. *Emergency escape and rescue openings* shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

~~Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46 m²).~~

Subsection 1031.6 is hereby amended by the addition of the words double-underlined to read as follows:

1031.6 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings or area wells that serve such openings, the minimum net clear opening size shall comply with Sections 1031.3 and 1031.5. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the *emergency escape and rescue opening*. Such bars, grilles, or grates shall weigh no more than 30 pounds

(13.6 kg). Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Section 907.2.11 regardless of the valuation of the alteration.

Subsection 1209.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

1209.1 Crawl spaces. Crawl spaces shall be provided with not less than one access opening that shall be not less than 4822 inches by 2430 inches (~~457 mm by 610 mm~~)(559mm by 762mm).

A new Subsection 1512.1.2 is hereby enacted to read as follows:

1512.1.2 Replacement of asphalt shingles. When more than one square of asphalt shingles is required to be replaced over the aggregate area of the roof and a permit is required, every slope containing damaged shingles shall be replaced in its entirety. The interface of different types of shingles shall only occur at a ridge, hip or open valley. All existing layers of asphalt shingles shall be removed to the roof deck.

Subsection 1612.3 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in a report entitled "The Flood Insurance Study for ~~[INSERT NAME OF JURISDICTION]~~ the City of Thornton dated ~~[INSERT DATE OF ISSUANCE]~~ December 2, 2021 as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Subsection 1805.4.3 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

1805.4.3 Drainage discharge. The floor base and foundation perimeter drain shall be designed to collect in a sump and discharge by gravity ~~or~~ and mechanical means into an approved drainage system that complies with the *International Plumbing Code*.

Exception: ~~Where a site is located in well-drained gravel or sand/gravel mixture soils, a dedicated drainage system is not required.~~

Table 2902.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

[P]TABLE 2902.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES*(See Sections 2902.1.1 and 2902.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE <u>SECTION 424.2</u> OF	LAVATORIES	BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE <u>SECTION 410</u> OF	OTHER
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			THE INTERNATIONAL PLUMBING CODE)					THE INTERNATIONAL PLUMBING CODE) ^g	
			Male	Female	Male	Female			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink

2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	—	1 per 100	1 service sink ^e
3	Educational	Educational facilities	1 per 50	1 per 50	—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100	1 per 100	—	1 per 400	1 service sink
5	Institutional	Custodial care facilities	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Medical care recipients in hospitals and nursing homes ^b	1 per room ^c	1 per room ^c	1 per 15	1 per 100	1 service sink
		Employees in hospitals and nursing homes ^b	1 per 25	1 per 35	—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	—	1 per 500	—
		Prisons ^b	1 per cell	1 per cell	1 per 15	1 per 100	1 service sink
		Reformatories, detention centers and correctional centers ^b	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Employees in reformatories, detention centers and correctional centers ^b	1 per 25	1 per 35	—	1 per 100	—
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	1 per 1,000	1 service sink ^e

7	Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit	1 per sleeping unit	1 per sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per 10	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
8	Storage	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100	1 per 100	—	1 per 1,000	1 service sink

a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.

b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.

c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.

d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

e. For business and mercantile classifications with an occupant load of 4525 or fewer, and mercantile classifications with an occupant load of 42 or fewer, a service sink shall not be required.

f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with [Section 609](#) of the *International Swimming Pool and Spa Code*.

g. Drinking fountains are not required where only one toilet room is required.

5. Section 10-153 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-153. International Plumbing Code adopted by reference.

The International Plumbing Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001. The purpose and subject matter of the International Plumbing Code includes regulating the construction, alteration, and repair of all new and existing structures and specifically all plumbing installations therein or in connection therewith. The International Plumbing Code, 2024 edition, is hereby adopted by this reference and incorporated into this Code as the Plumbing Code of the City. Except as otherwise provided in Section 10-154, the International Plumbing Code, 2024 edition, is adopted in full including the outline of contents and the index, but excluding all appendix chapters, except Appendix E.

6. Section 10-154 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-154. Amendments to International Plumbing Code.

The International Plumbing Code adopted in Section 10-153 is amended as follows, with section numbers referring to section numbers of the International Plumbing Code:

Subsection [A] 101.1 is hereby amended by the deletion of the words stricken and addition of the words double underlined to read as follows:

[A] 101.1 Title. These regulations shall be known as the *Plumbing Code* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, hereinafter referred to as “this code.”

Subsection 305.4 is hereby amended by the addition of the words double-underlined to read as follows:

305.4 Freezing. Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping between the tap of the main water line and the water meter shall be installed not less than 48 inches (1219 mm) below finished grade. The water service piping serving the building from the meter shall be installed not less than 6 inches (152 mm) below the frost line and not less than 12 inches (305 mm) below grade.

Subsection 305.4.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be installed not less than ~~[NUMBER]~~ 12 inches (305 mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than ~~[NUMBER]~~ 12 inches (305 mm) below grade.

Subsection 312.1 is hereby amended by the deletion of the words stricken to read as follows:

312.1 Required tests. The permit holder shall make the applicable tests prescribed in Sections 312.2 through 312.10 to determine compliance with the provisions of this code. The permit holder shall give reasonable advance notice to the code official when the plumbing

work is ready for tests. The equipment, material, power and labor necessary for the inspection and test shall be furnished by the permit holder and he or she shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests. Plumbing system piping shall be tested with either water or, ~~for piping systems other than plastic, by air.~~ After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system.

Table 403.1 footnotes e and g are hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES^a(See Sections 403.1.1 and 403.2)

No.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS SEE <u>SECTION 424.2</u> OF THE <u>INTERNATIONAL PLUMBING CODE</u>)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAINS (SEE <u>SECTION 410</u> OF THE <u>INTERNATIONAL PLUMBING CODE</u>) ^g	OTHER
			Male	Female	Male	Female			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes ^d	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts ^d	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums ^d	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities ^d	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services ^d	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink

		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities ^f	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, light industrial, ambulatory care and similar uses	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	—	—	—	1 per 100	1 service sink ^e
3	Educational	Educational facilities	1 per 50	1 per 50	—	—	—	1 per 100	1 service sink
4	Factory and industrial	Structures in which occupants are engaged in work fabricating, assembly or processing of products or materials	1 per 100	1 per 100	—	—	—	1 per 400	1 service sink
5	Institutional	Custodial care facilities	1 per 10	1 per 10	1 per 8	—	—	1 per 100	1 service sink
		Medical care recipients in hospitals and nursing homes ^b	1 per room ^c	1 per room ^c	1 per 15	—	—	1 per 100	1 service sink
		Employees in hospitals and nursing homes ^b	1 per 25	1 per 35	—	—	—	1 per 100	—
		Visitors in hospitals and nursing homes	1 per 75	1 per 100	—	—	—	1 per 500	—
		Prisons ^b	1 per cell	1 per cell	1 per 15	—	—	1 per 100	1 service sink

		Reformatories, detention centers and correctional centers ^b	1 per 15	1 per 15	1 per 15	1 per 100	1 service sink
		Employees in reformatories, detention centers and correctional centers ^b	1 per 25	1 per 35	—	1 per 100	—
		Adult day care and child day care	1 per 15	1 per 15	1	1 per 100	1 service sink
6	Mercantile	Retail stores, service stations, shops, salesrooms, markets and shopping centers	1 per 500	1 per 750	—	1 per 1,000	1 service sink ^e
7	Residential	Hotels, motels, boarding houses (transient)	1 per sleeping unit	1 per sleeping unit	1 per sleeping unit	—	1 service sink
		Dormitories, fraternities, sororities and boarding houses (not transient)	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink
		Apartment house	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per 20 dwelling units
		One- and two-family dwellings and lodging houses with five or fewer guestrooms	1 per dwelling unit	1 per 10	1 per dwelling unit	—	1 kitchen sink per dwelling unit; 1 automatic clothes washer connection per dwelling unit
		Congregate living facilities with 16 or fewer persons	1 per 10	1 per 10	1 per 8	1 per 100	1 service sink

8	Storage	Structures for the storage of goods, warehouses, storehouses and freight depots, low and moderate hazard	1 per 100	1 per 100	—	1 per 1,000	1 service sink
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a. The fixtures shown are based on one fixture being the minimum required for the number of persons indicated or any fraction of the number of persons indicated. The number of occupants shall be determined by this code.

b. Toilet facilities for employees shall be separate from facilities for inmates or care recipients.

c. A single-occupant toilet room with one water closet and one lavatory serving not more than two adjacent patient sleeping units shall be permitted, provided that each patient sleeping unit has direct access to the toilet room and provisions for privacy for the toilet room user are provided.

d. The occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

e. For business and mercantile classifications with an occupant load of 4525 or fewer, and mercantile classifications with an occupant load of 42 or fewer, a service sink shall not be required.

f. The required number and type of plumbing fixtures for outdoor swimming pools shall be in accordance with [Section 609](#) of the *International Swimming Pool and Spa Code*.

g. Drinking fountains are not required where only one toilet room is required.

Subsection 410.2 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

410.2 Small occupancies. Drinking fountains shall not be required where only one toilet room is required for an occupant load of 15 or fewer.

Subsection 410.4 is hereby amended by the addition of the words double-underlined to read as follows:

410.4 Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where three or more drinking fountains are required, water dispensers shall be permitted to be substituted for not more than 50 percent of the required number of drinking fountains.

Exception: Where only one drinking fountain is required by Table 403.1 a water cooler or bottled water dispenser may be substituted.

Subsection 604.8 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

604.8 Water-pressure reducing valve or regulator. The maximum static pressure within a building shall be 80 psi (552 kPa). ~~Where water pressure within a building exceeds 80 psi (552kPa) static, a~~ An approved water-pressure reducing valve conforming to ASSE 1003 or CSA B356 with strainer shall be installed to reduce the pressure in the building water distribution piping to not greater than 80 psi (552 kPa) static.

7. Section 10-155 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-155. International Mechanical Code adopted by reference.

The International Mechanical Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, is hereby adopted by this reference and incorporated in this Code as the Mechanical Code of the City. The purpose and subject matter of the International Mechanical Code includes the regulation of the

construction, alteration, and repair of all new and existing structures and specifically all mechanical installations therein or in connection therewith. Except as otherwise provided in this Code, the International Mechanical Code, 2024 edition, is adopted in full, including the outline of contents and the index, but excluding all appendix chapters.

8. Section 10-156 of the Thornton City Code is hereby repealed and to read as follows:

Sec. 10-156. Amendments to the International Mechanical Code.

The International Mechanical Code adopted in Section 10-155 is amended as follows, with section numbers referring to section numbers of the International Mechanical Code:

Subsection [A] 101.1 is hereby amended by the deletion of the words stricken and addition of the words double underlined to read as follows:

[A] 101.1 Title. These regulations shall be known as the *Mechanical Code* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, hereinafter referred to as “this code.”

9. Section 10-157 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-157. International Fuel Gas Code adopted by reference.

The International Fuel Gas Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, is hereby adopted by this reference and incorporated in this Code as the Fuel Gas Code of the City. The purpose and subject matter of the International Fuel Gas Code includes the design and installation of fuel gas systems and gas-fired appliances. Except as otherwise provided in this Code, the International Fuel Gas Code, 2024 edition, is adopted in full, including the outline of contents and the index, but excluding all appendix chapters.

10. Section 10-158 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-158. Amendments to the International Fuel Gas Code.

The International Fuel Gas Code adopted in Section 10-157 is amended as follows, with section numbers referring to section numbers of the International Fuel Gas Code:

Subsection [A] 101.1 is hereby amended by the deletion of the words stricken and addition of the words double-underlined to read as follows:

[A] 101.1 Title. These regulations shall be known as the *Fuel Gas Code* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, hereinafter referred to as “this code.”

Subsection 406.4.1 is hereby repealed and reenacted to read as follows:

406.4.1 Test pressure. The minimum test pressure for a low-pressure gas system shall be 20 pounds per square inch (137.9 kPa) for 15 minutes. Low-pressure gas shall be defined as

14 inches of water column or less. The minimum test pressure for any other gas system shall be 60 pounds per square inch (413.7 kPa) for 30 minutes.

Subsection 406.4.2 is hereby repealed in its entirety.

11. Section 10-162 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-162. National Electrical Code adopted by reference.

The National Electrical Code, as currently adopted by the State of Colorado, or as is amended in the future and adopted by the State of Colorado, is adopted in full by reference thereto and incorporated into this Code as the Electrical Code of the city. The city's adoption shall occur simultaneously with any adoption by the State of Colorado and the terms of Section 2-55 shall not apply to this section. The purpose and subject matter of the National Electrical Code includes minimum regulations for the practical safeguarding of persons and property from the hazards arising from the use of electricity.

12. Section 10-164 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-164. International Residential Code adopted by reference.

The International Residential Code, 2024 edition, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001., is hereby adopted by this reference and incorporated in this Code as the Residential Code of the City. The purpose and subject matter of the International Residential Code includes the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one and two-family dwellings and townhouses not more than three stories in height, and providing for the issuance of permits and collection of fees therefore. Except as otherwise provided in this Code, the International Residential Code, 2024 edition, is adopted in full including the outline of contents and the index, but excluding all appendix chapters, except Appendix BF and Appendix BG.

13. Section 10-165 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-165. Amendments to the International Residential Code.

The International Residential Code adopted in Section 10-164 is amended as follows, with section numbers referring to section numbers of the International Residential Code:

Subsection R101.1 is hereby amended by the deletion of the words stricken and addition of the words double-underlined to read as follows:

R101.1 Title. These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, and shall be cited as such and will be referred to herein as "this code."

Subsection R102.7 is hereby amended by the deletion of the words stricken and addition of the words double-underlined to read as follows:

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Existing Building Code ~~International Property Maintenance Code~~ or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Subsection R202 is hereby amended by the addition of the words double-underlined to read as follows:

SLEEPING ROOM. A habitable space that meets the minimum area requirements of the building code and contains a closet or an area that is readily convertible to a closet. An adjacent area fitted with permanently affixed floor to ceiling shelving and no clothes rod may be defined as a storage room in a non-sleeping room.

Subsection R202 is hereby amended by the addition of the words double-underlined to read as follows:

DWELLING UNIT. A single unit providing complete independent living facilities, for one or more *persons*, including permanent provisions for living, sleeping, eating, cooking and sanitation. Independent, in this circumstance, means having a separate designated entrance and address. For the definition applicable in Chapter 11, see Section N1101.6. For the definition applicable in Chapter 24, see section G2403.

Table R301.2 is hereby repealed and reenacted to read as follows:

**Table R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLA YMENT REQUIRE D ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topograp hic effects ^k	Special wind region ^l	Windborn e debris zone ^m		Weatheri ng ^a	Frost line depth ^b	Termite ^c				
30 psf	105 ult	NO	NO	NO	B	Severe	36"	sli to mod	NO	IBC 1612.3	1500	45°F
MANUAL J DESIGN CRITERIA ⁿ												
Elevation			Altitude correctio n factor ^e	Coincide nt wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature		Outdoor winter design dry-bulb temperature		Heating temperature difference		
5,344 ft			0.84	59° F	50%	70° F		1° F		69° F		
Latitude			Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature		Outdoor summer design dry-bulb temperature		Cooling temperature difference		
40° N			High(H)	—	50%	75° F		91° F		16° F		

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

- Where weathering requires a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code, the frost line depth strength required for weathering shall govern. The weathering column shall be filled in with the weathering index, "negligible," "moderate" or "severe" for concrete as determined from Figure R301.2(1). The grade of masonry units shall be determined from ASTM C34, ASTM C55, ASTM C62, ASTM C73, ASTM C90, ASTM C129, ASTM C145, ASTM C216 or ASTM C652.

- b. Where the frost line depth requires deeper footings than indicated in Figure R403.1(1), the frost line depth strength required for weathering shall govern. The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the ultimate design wind speeds map [Figure R301.2(2)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The jurisdiction shall fill in this section of the table to establish the design criteria using Table 10A from ACCA Manual J or established criteria determined by the jurisdiction.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The jurisdiction shall fill in this part of the table with: the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas); and the title and date of the currently effective Flood Insurance Study or other flood hazard study and maps adopted by the authority having jurisdiction, as amended.
- h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(2), where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2 the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the allowable stress design table using the Ground Snow Loads in Figure R301.2(3). For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

Subsections R302.3 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other in accordance with sections 302.3.1 through 302.3.5, ~~regardless of whether a lot line exists between the two dwelling units or not.~~ Dwelling units in two-family dwellings divided by a legal property line shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.2 for Townhouses.

Subsection R302.13 is hereby repealed in its entirety.

Subsection R309.1 is hereby repealed in its entirety.

Subsection R309.2 is hereby repealed in its entirety.

Subsection R310.6 is hereby amended by the addition of the words double-underlined to read as follows:

R310.6 Power source. Smoke alarms shall receive their primary power from the *building* wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a 10-year battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in *buildings* without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

Subsection R310.7.4 is hereby amended by the addition of the words double-underlined to read as follows:

R310.7.4 Combination detectors. Combination smoke and *carbon monoxide detectors* shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are *listed* in accordance with UL 268 and UL 2075. Battery power alarms shall be rated for the life of the device.

Subsection R311.3 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R311.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area ~~in the immediate vicinity within 15 feet (4572 mm)~~ of the *each* bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Subsection R319.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R319.1 Emergency escape and rescue opening required. Basements, habitable attics, the room to which a sleeping loft is open, and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue openings shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court having a minimum width of 36 inches (914 mm) that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).
2. Storm shelters constructed in accordance with ICC 50.
3. ~~Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:~~
 - 3.1 ~~One means of egress complying with Section R311 and one emergency escape and rescue opening.~~
 - 3.2 ~~Two means of egress complying with Section R311.~~
43. A yard shall not be required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way. Such path shall have a width of not less than 36 inches (914 mm).

Subsection R319.2 is hereby amended by the addition of the words double-underlined to read as follows:

R319.2 Emergency escape and rescue openings. Emergency Escape and rescue openings and all below grade windows in unfinished basements shall have minimum dimensions in accordance with Sections R319.2.1 through R319.2.4

Subsection R319.2.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R319.2.1 Minimum size. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²).

Exception: ~~The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet (0.465 m²).~~

Subsection R319.4 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R319.4 Area wells. ~~An~~ Emergency escape and rescue openings and all below grade windows in unfinished basements where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with Sections R310.4.1 through R310.4.4.

Subsection R319.4.4 is hereby amended by the addition of the words double-underlined to read as follows:

R319.4.4 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R319.2.1 through R319.2.2 and R319.4.1. Such devices shall be releasable or removable from the inside without the use of a key or tool or force greater than that which is required for normal operation of the escape and rescue opening. Such devices shall weigh no more than 30 lbs (13.6 kg).

A new *Section R333* is hereby enacted to read as follows:

SECTION R333 MANUFACTURED HOMES

R333.1 General. 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.

R333.2 Existing Manufactured Homes

1. Whenever a manufactured home is in existence in the City on the effective date of the ordinance from which this section derives or was annexed to the City after the effective date and such manufactured home complies with all applicable codes and ordinances then in effect, the manufactured home shall be considered to be legally nonconforming and shall not be subject to the provisions of this section.

2. In the event that any such legally nonconforming manufactured home is removed from its location, the manufactured home shall not be replaced or relocated, except in conformance with all applicable provisions of the building code. In addition, if the use of such manufactured home is discontinued for a period of six consecutive months or more, the manufactured home shall not be reoccupied until it is in conformance with all applicable regulations in the building code.

R333.3 Additions, alterations and repairs. Additions, alterations and repairs to manufactured homes shall be designed and constructed in accordance with the currently adopted residential code. Additions and alterations shall be structurally independent from the manufactured home.

Exception: A structural separation need not be provided when the plans and specifications have been prepared and sealed by a design professional.

R333.4 Definition. MANUFACTURED HOME PARK. The terms manufactured home park (MHP) or manufactured home rental community (park) are interchangeable terms for the purposes of this section meaning a unified residential development of manufactured homes arranged on a lot under a single ownership.

R333.5 Skirting and permanent perimeter enclosures. Skirting and permanent perimeter enclosures shall be installed on all manufactured home within 60 days of approval of the utilities inspection. Skirting shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction.

Skirting shall be installed in accordance with the skirting manufacturer's installation instructions. Skirting shall be adequately secured to assure stability, to minimize vibration and susceptibility to wind damage, and to compensate for possible frost heave.

All skirting shall have one or more openings not less than 18 inches (457 mm) in any dimension and not less than 3 square feet (.2787 m²) in area so constructed and located to allow convenient access to all points of utilities connections. The location and design of such openings shall be approved by the Building Inspection Division.

R333.6 Smoke detectors. Manufactured homes built prior to March 2003 shall be equipped with battery powered smoke detectors with a battery rated for a 10-year life, provided the smoke detector is listed for use with a 10-year battery. The smoke detectors shall be placed as required by the currently adopted residential code.

Manufactured homes built in March 2003 and later shall have each smoke detector powered from either the electrical system of the home as the primary power source and a battery as a secondary power source; or a battery rated for a 10-year life, provided the smoke detector is listed for use with a 10-year battery. The smoke detectors shall be placed as required by the currently adopted residential code.

Regardless of the power source, smoke detectors are required to be interconnected such that the activation of any one smoke detector will cause the alarm to be triggered in all required smoke detectors in the home.

R333.7 Carbon monoxide detectors. Carbon monoxide detectors shall be installed in accordance with the provisions of Section R315 of this code.

R333.8 Accessory buildings and structures. The following general requirements apply to all mobile home accessory buildings and structures:

1. Location on space. Accessory buildings and structures shall not obstruct required openings for light and ventilation of the mobile home and shall not prevent inspection of mobile home equipment and utility connections.
2. Construction. Every accessory building or structure shall be designed and constructed in accordance with the applicable provisions of all City building and construction codes, laws and ordinances.

All awnings and carports within manufactured home parks shall conform with the following specific requirements:

1. Generally. An awning or carport may be erected, constructed or maintained on a manufactured home space only as an accessory to a manufactured home located on the same space. An awning shall not be enclosed with rigid materials or walls or converted for use as a habitable room or cabana, unless the completed construction complies with all the requirements for a cabana.
2. Location. Awnings or carports may be attached to the manufactured home when in compliance with Section R328.3
3. Exits from awning enclosure. An awning with enclosures of non-rigid materials shall have at least one door in the enclosure opening directly to the outside of the enclosure. The opening shall be not less than 28 inches (711 mm) in width nor less than six feet, two inches in height (1880 mm). Two such door openings shall be provided from the enclosure when the enclosure encloses two doors of the manufactured home.

Cabanas within manufactured home parks shall conform with the following specific requirements:

1. Design and construction. A cabana shall be designed and constructed as a structurally independent structure. A cabana may be attached to a manufactured home with appropriate flashing or sealing materials to provide a weather seal.
2. Dimensions.
 - a. The height of a cabana shall not exceed the height of the manufactured home.
 - b. A cabana shall have a minimum ceiling height of seven feet (2134mm) from the finished floor. If the ceiling or roof is sloped, one-half of the sloped ceiling area shall meet the minimum ceiling height. No portion of any room having a ceiling height of less than five feet (1524 mm) shall be considered as contributing to the minimum area required in this subsection.
 - c. Habitable rooms shall be not less than seven feet (2134 mm) in any horizontal dimension.

Subsection R405.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

R405.1 Concrete or masonry foundations. Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below *grade*. Drainage tiles, gravel or crushed stone drains, perforated pipe or other *approved* systems or materials shall be installed at or below the top of the footing or below the bottom of the slab and shall be designed to collect in a sump and discharge by gravity and/or mechanical means into an *approved* drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an *approved* filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an *approved* filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on not less than 2 inches (51 mm) of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Exception: ~~A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.1.~~

Subsection R408.4 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined, to read as follows:

R408.4 Access. Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than ~~48~~22 inches by ~~24~~30 inches (~~457 mm by 610 mm~~)(559mm by 762mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where mechanical equipment is located under floors.

A new Subsection R908.1.1 is hereby enacted to read as follows:

R908.1.1 Extent of replacement. When more than one square of asphalt shingles are required to be replaced over the aggregate area of the roof and a permit is required, every slope containing damaged shingles shall be replaced in its entirety. The interface of different types of shingles shall only occur at a ridge, hip or open valley.

Subsection P2603.5 is hereby amended by the addition of the words double-underlined and the deletion of the words stricken to read as follows:

P2603.5 Freezing. In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2 (1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in *attics* or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe between the tap of the main water line and the meter shall be installed not less than 48 inches (1219 mm) below finish grade. The water service piping serving the building from the meter shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.

Subsection P2603.5.1 is hereby repealed and reenacted to read as follows:

P2603.5.1 Sewer depth. Building sewers shall be not less than 12 inches (305 mm) below grade.

Subsection P2903.3.2 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

P2903.3.2 Maximum pressure. The maximum static water pressure shall be not greater than 80 psi (551 kPa). ~~When main pressure exceeds 80 psi (551 kPa), an~~An approved pressure-reducing valve conforming to ASSE 1003 or CSA B356 shall be installed on the domestic water branch mains or risers at the connection to the water-service pipe.

14. Section 10-174 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-174. International Energy Conservation Code adopted by reference.

The International Residential Code, 2024 edition, published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001, is hereby adopted by this reference and incorporated in this Code as the Energy Conservation Code of the City. The purpose and subject matter of the International Energy Conservation Code includes the design and installation of energy-efficient building envelopes and energy efficient mechanical, lighting and power systems. Except as otherwise provided in this Code, the International Energy Conservation Code, 2024 edition, is adopted in full, including the outline of contents and the index, but excluding all appendix chapters.

15. Section 10-175 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-175. Amendments to the International Energy Conservation Code.

The International Energy Conservation Code adopted in Section 10-174 is amended as follows, with section numbers referring to section numbers of the International Energy Conservation Code:

Subsection C101.1 is hereby amended by the deletion of the words stricken and addition of the words double-underlined to read as follows:

C101.1 Title. This code shall be known as the *Energy Conservation Code of the City of Thornton* ~~[NAME OF JURISDICTION]~~ and shall be cited as such. It is referred to herein as "this code."

Subsection R101.1 is hereby amended by the deletion of the words stricken and addition of the words double-underlined to read as follows:

R101.1 Title. This code shall be known as the *Energy Conservation Code of the City of Thornton* ~~[NAME OF JURISDICTION]~~, and shall be cited as such. It is referred to herein as "this code."

16. Section 10-176 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-176. International Existing Building Code adopted by reference.

The International Existing Building Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001. The purpose and subject matter of the International Existing Building Code includes regulating construction aspects of building and providing greater safety to the public and uniformity in building laws. The International Existing Building Code, 2024 edition, is hereby adopted by this reference and incorporated into this Code as the existing building construction code of the City. Except as otherwise provided in Section 10-178, the International Existing Building Code, 2024 edition, is adopted in full including the outline of contents and the index, but excluding all appendix chapters.

17. Section 10-177 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-177. Amendments to the International Existing Building Code.

The International Existing Building Code adopted in Section 10-176 is amended as follows, with section numbers referring to section numbers of the International Existing Building Code:

Subsection 101.1 is hereby amended by the deletion of the words stricken and by the addition of the words double-underlined to read as follows:

[A] 101.1 Title. These regulations shall be known as the *Existing Building Code* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, hereinafter referred to as “this code.”

Subsection 101.2 is hereby amended by the addition of the words double-underlined to read as follows:

[A] 101.2 Scope. The provisions of this code shall apply to the *repair, alteration, change of occupancy, addition* and relocation of *existing buildings*. The relocation of existing buildings shall also comply with City Code Section 18-570.

Section 202 General Definitions is hereby amended by the addition of the words double-underlined to read as follows:

COLD WEATHER CARE HOUSING. Places of religious worship within the City that allow the temporary housing of homeless persons during the months of October through March.

[BS] DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below or meets the definition of dangerous as stated in the Uniform Code for the Abatement of Dangerous Buildings shall be deemed *dangerous*:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent,

routine or frequent loads; under actual loads already in effect; or under snow, wind, rain, flood, earthquake or other environmental loads when such loads are imminent.

Section 308.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

308.1 Carbon monoxide detection. Where an addition, alteration, change of occupancy or relocation of a building is made to Group I-1, I-2, I-4 and R occupancies and classrooms of Group E occupancies, or where one or more sleeping rooms are added or created in existing dwellings, the existing building shall be provided with carbon monoxide detection in accordance with the International Fire Code or Section R315 of the International Residential Code.

Exceptions:

1. Work involving the exterior surfaces of buildings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of porches or decks.
2. Installation, alteration or repairs of plumbing or mechanical systems, other than fuel-burning appliances.
3. ~~Work classified as Level 1 Alterations in accordance with Chapter 7.~~

Section 705 is hereby repealed in its entirety. Please refer to Section 1511 of the *International Building Code*.

Subsection 1011.2.1 is hereby amended by the addition of the words double-underlined to read as follows:

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building Code that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code. The installation of the automatic sprinkler system shall be required within the area of the change of occupancy and areas of the building not separated horizontally and vertically from the change of occupancy by one of the following:

1. Nonrated permanent partition and horizontal assemblies.
2. Fire partition.
3. Smoke partition.
4. Smoke barrier.
5. Fire barrier.
6. Fire wall.

Exceptions:

1. An automatic sprinkler system shall not be required in a one- or two-family dwelling constructed in accordance with the International Residential Code.
2. Automatic sprinkler system shall not be required in a townhouse constructed in accordance with the International Residential Code.
3. The townhouse shall be separated from adjoining units in accordance with Section R302.2 of the International Residential Code.
4. Group A-3 places of religious worship participating in the Cold Weather Care Housing, as defined in Chapter 2, in which the aggregate sleeping areas are less

than ten percent (10%) of the building area for each story that is used as an aggregate sleeping area.

18. Section 10-179 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-179. – International Swimming Pool and Spa Code adopted by reference.

The International Swimming Pool and Spa Code, 2024 edition, is published by the International Code Council, Inc. 500 New Jersey Avenue, NW, 6th Floor, Washington, D.C. 20001. The purpose and subject matter of the International Swimming Pool and Spa Code includes regulating construction aspects of building and providing greater safety to the public and uniformity in building laws. The International Swimming Pool and Spa Code, 2024 edition, is hereby adopted by this reference and incorporated into this Code as the Swimming Pool and Spa Construction Code of the City. Except as otherwise provided in Section 10-180, the International Swimming Pool and Spa Code is adopted in full, including outline of contents and index, but excluding all appendix chapters.

19. Section 10-180 of the Thornton City Code is hereby repealed and reenacted to read as follows:

Sec. 10-180. - Amendments to International Swimming Pool and Spa Code.

The International Swimming Pool and Spa Code adopted in Section 10-179 is hereby amended with section numbers referring to section numbers of the International Swimming Pool and Spa Code, to read as follows:

Subsection 101.1 is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

101.1 Title. These regulations shall be known as the *Swimming Pool and Spa Code* of ~~[NAME OF JURISDICTION]~~ the City of Thornton, hereinafter referred to as “this code.”

Subsection 202 Definitions Residential Swimming Pool is hereby amended by the deletion of the words stricken and the addition of the words double-underlined to read as follows:

Residential Swimming Pool (Residential Pool). A pool intended for use that is accessory to a residential setting One and Two-Family Dwelling and available only to the household and its guests. Other pools shall be considered to be *public pools* for purposes of this code.

Types I – V. Residential pools suitable for the installation of diving equipment by type.

Type O. A non-diving residential pool.

Subsection 202 Definitions is hereby amended by the addition of the words double-underlined to read as follows:

Public Swimming Pool (Public Pool). A pool, other than a residential pool, that is intended to be used for swimming or bathing and is operated by an owner, lessee, operator, licensee or concessionaire, regardless of whether a fee is charged for use. Public pools shall be further classified and defined as follows:

CLASS C, semi-public pool. A pool operated solely for and in conjunction with lodgings such as hotels, motels, apartments, townhomes, or condominiums

20. If any portion of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the constitutionality or validity of the remaining portions of this ordinance. City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared unconstitutional or invalid.
21. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.
22. The repeal or amendment of any provision of the Code by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.
23. This ordinance shall take effect on July 1, 2025.

INTRODUCED, READ, PASSED on first reading, ordered posted in full, and title ordered published by the City Council of the City of Thornton, Colorado, on _____, 2025.

PASSED AND ADOPTED on second and final reading on _____, 2025.

CITY OF THORNTON, COLORADO

Jan Kulmann, Mayor

ATTEST:

Kristen Rosenbaum, City Clerk

ADOPTED 7-1-25