

TOWN OF WINDSOR

ORDINANCE NO. 2019-1590

AN ORDINANCE REPEALING CERTAIN ARTICLES OF CHAPTER 18, OF *THE WINDSOR MUNICIPAL CODE* AND ADOPTING BY REFERENCE ARTICLE II, *THE INTERNATIONAL BUILDING CODE*, 2018 EDITION, ARTICLE III, *THE INTERNATIONAL RESIDENTIAL CODE*, 2018 EDITION, ARTICLE IV, *THE INTERNATIONAL MECHANICAL CODE*, 2018 EDITION, ARTICLE V, *THE INTERNATIONAL FUEL GAS CODE*, 2018 EDITION, ARTICLE VI, *THE INTERNATIONAL PLUMBING CODE*, 2018 EDITION, ARTICLE VII, *THE INTERNATIONAL ENERGY CONSERVATION CODE*, 2018 EDITION, ARTICLE VIII, *THE INTERNATIONAL PROPERTY MAINTENANCE CODE*, 2018 EDITION, ARTICLE IX, *THE INTERNATIONAL EXISTING BUILDING CODE*, 2018 EDITION, AND CREATING ARTICLE XVI, *THE INTERNATIONAL SWIMMING POOL AND SPA CODE*, 2018 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, ALL AS AMENDED BY THE TOWN OF WINDSOR, COLORADO.

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town of Windsor Home Rule Charter Article IV, Section 4.13, authorizes the Town Board to adopt codes by reference as provided by applicable State statutes; and

WHEREAS, the Town of Windsor has previously adopted certain uniform building codes by reference; and

WHEREAS, the Town of Windsor desires to repeal and readopt updated versions of certain building codes by reference as permitted by the Town of Windsor Home Rule Charter; and

WHEREAS, the Town of Windsor specifically wishes to repeal and replace certain Articles found within Chapter 18 of the *Windsor Municipal* and adopt by reference the *International Building Code* (2018 Edition); *The International Residential Code for One – and Two – Family Dwellings* (2018 Edition); *The International Fuel Gas Code* (2018 Edition); *The International Plumbing Code* (2018 Edition); *The International Mechanical Code* (2018 Edition); *The International Existing Building Code* (2018 Edition); *The International Property Maintenance Code* (2018 Edition); and create Article XVI, *The International Swimming Pool and Spa Code* (2018 Edition); *The International Energy Conservation Code* (2018 Edition), promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each; and

WHEREAS, by adopting the various codes by reference as described herein, the Town Board finds it necessary to make other revisions to Chapter 18 of the *Windsor Municipal Code* to assure ease of reference and convenience to the public; and

WHEREAS, on June 24, 2019 the Windsor Town Board after appropriate notice conducted a public hearing on the proposed revisions pursuant to the requirements of § 31-16-203 *Colorado Revised Statutes (C.R.S.)*

WHEREAS, the adoption of the foregoing codes by reference promotes the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

**Section 1.** Chapter 18, Article II of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

## ARTICLE II

### International Building Code

#### **Sec. 18-2-10. Adoption of International Building Code.**

Pursuant to state law, *The International Building Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 35 inclusive and Appendix Chapter I and N, is hereby adopted by reference as the Town of Windsor Building Code as if fully set out in this ordinance with the additions, deletions, insertions, and changes as follows.

**IBC Section 101.1** IBC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IBC Section 101.4.3** IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

**IBC Section 101.4.5** IBC Section 101.4.5 (Fire prevention) is amended by replacing “International Fire Code” with “adopted fire code”.

**IBC Section 101.4.6** IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2018 International Energy Conservation Code”.

**IBC Section 105.2** IBC Section 105.2 (Work exempt from permit) is amended by deleting;

Exception #1 and replacing with:

One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square

feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure.”

Exception #2 is deleted in its entirety and replaced with:

Fences not over 6 feet (2134mm) high.

Adding Exception #14 as follows:

Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

**IBC Section 105.5** IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with:

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**IBC Section 109.4** IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

**IBC Section 109.6** IBC Section 109.6 (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.

**IBC Section 113.1** IBC Section 113.1 (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 Adjustment.

**IBC Section 113.3** IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.

**IBC Section 114.2** IBC Section 114.2 (Notice of Violation) is amended by adding “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

**IBC Section 202** 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.

**IBC Section 915.2.1** IBC Section 915.2.1 (Dwelling units) The first paragraph is amended as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

**IBC Section 1015.2** IBC Section 1015.2 (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.

**IBC Section 1020.1** IBC Section 1020.1 (Table 1020.1 Corridor Fire-Resistance Rating) is revised to replace the corridor rating for R Occupancies with a sprinkler system from 0.5 to 1-Hour fire rating.

**IBC Section 1030.2** IBC Section 1030.2 (Minimum Size) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999 all escape and rescue windows requiring a window well pursuant to the International Building Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.

**IBC Section 1301.1.1** IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2018 International Energy Conservation Code”.

**IBC Section 1612.3** IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Windsor” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Windsor dated January 20, 2016 or any flood insurance study for the Town of Windsor subsequently adopted and in effect.

**Sec. 18-2-20. Purpose and scope.**

The purpose of the International Building Code is to safeguard the public health and safety by establishing minimum regulations for building systems using prescriptive and performance-related provisions.

**Sec. 18-2-30. Modifications and amendments.**

The International Building Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Building Code shall be deleted.

**Sec. 18-2-40. Copy on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Building Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 2.** Chapter 18, Article III of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

**ARTICLE III**

**International Residential Code**

**Sec. 18-3-10. Adoption of code by reference.**

Pursuant to State law, *The International Residential Code*, 2018 Edition, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix Chapters H and M, is hereby adopted by reference as the Town of Windsor Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

**IRC Section R101.1** IRC Section R101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IRC Section R105.2** IRC Section R105.2 (Work Exempt from Permit) is amended by deleting; Exception #1 and replacing with:

One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 8 feet above grade measured from a point directly outside the exterior walls of the structure.

Exception #2 is deleted in its entirety and replaced with “Fences not over 6 feet (2134mm) high.

Exception #10 is deleted in its entirety and replaced with “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

**IRC Section 105.5** IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with:

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended

or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

**IRC Section R108.6** Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced with:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

**IRC Section R109.4** Section R108.4 (Related Fees) is amended by creating a new subsection as follows:

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

**IRC Section R109.5** 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.”

**IRC Section R110.3.9** IRC Section R110.3.9 (Other inspections) is amended by the addition of a new subsection as follows:

**R110.3.9.1 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.

**IRC Section R113.1** 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 Adjustment.

**IRC Section R113.3** IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

**IRC Section R114.2** IRC Section R113.2 (Notice of Violation) is amended by adding “Notice of Violations shall be delivered in accordance with section 107 of the IPMC” after the last paragraph.

**IRC Section R202** 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.

**IRC Table R301.2 (1)** IRC Table R301.2 (1) is completed to provide the following:

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

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line Depth	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	*	1000	45°F

\*Latest flood insurance study dated January 20, 2016 or any flood insurance study for the Town of Windsor subsequently adopted and in effect.

**IRC Section R302.1** IRC Section R302.1 (Exterior walls) is amended by the deletion of the wording; “or dwellings equipped throughout with an automatic sprinkler system installed in accordance with section P2904 shall comply with table R302.1(2).”

**IRC Table R302.1 (2)** IRC Table R302.1 (2) is deleted in its entirety.

**IRC Section R302.3** IRC Section R302.3 (Two-family dwelling) is amended by replacing “1-Hour fire-resistance rating” with “2-Hour fire-resistance rating” and by deleting exception 1.

**IRC Section R302.13** IRC Section R302.13 (Fire Protection of Floors) is amended by the addition of exceptions 5, 6, and 7 as follows:

Exception #5- For floor assemblies located over a basement or crawlspace, mechanical equipment rooms not larger than 80 square feet constructed per sections R302.13 with minimum ½ inch gypsum wallboard on the enclosing walls and a self-closing weather stripped solid door.

Exception #6- Floor assemblies located over a basement or crawlspace, with mechanical equipment rooms not larger than 80 square feet may be constructed per Exception #4, using fire treated I joists only above furnace closet area with minimum 5/8 inch Type X gypsum wallboard on the enclosing walls and a self-closing weather stripped solid core 20 minute rated door and frame.

Exception #7- For floor assemblies located over a basement or crawl space with a mechanical equipment room not larger than 80 square feet may be unprotected if a fire sprinkler head is installed in accordance with section P2904 or the International Building Code sections 903.3.1.2 or 903.3.1.3, installed within the equipment room on a domestic water loop.

**IRC Section R303.4** IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2018 Edition.

**IRC Section R309.5** IRC Section R309.5 (Fire sprinklers) is amended by the deletion of this section in its entirety.

**IRC Section R310.1** IRC Section R310.1 (Emergency Escape and Rescue Openings) is amended by the deletion of the first paragraph and replaced with:

All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2.

Exception #2 is deleted in its entirety.

**IRC Section R310.1.1** IRC Section R310.1.1 (Minimum opening area) is amended by the deletion of the exception.

**IRC Section R310.2** IRC Section R310.2 (Window wells) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the town.”

**IRC Section R310.2.1** 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 ladder shall be required in an unfinished basement.

**IRC Section R312.1** 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 R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.

**IRC Section R313** IRC Section R313 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

**IRC Section 315.3** IRC Section 315.3 (Location) The first paragraph is amended as follows:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

**IRC Section R319** Section R319 is amended by the deletion of the 4<sup>th</sup> paragraph and replaced with:

Numbers shall be a minimum of 3 inches high with a minimum stroke width of ½ inch.

**IRC Section R401.2** 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.

**IRC Section R405.1** IRC Section R405.1 (Concrete or 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.

**IRC Section R405.2.3** IRC Section R405.3 (Drainage System) is amended by the addition of the following to the end of this section:

In no case shall the bottom of the basement floor or crawl space finished grade lie within three (3) feet of the ground water table (determined as provided in this Section below). In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie between three (3) feet and five (5) feet of the ground water table (determined as provided in this Section below), a sump and functioning sump pump shall be provided to drain the porous layer and footings. In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie five (5) feet or more above the ground water table (determined as provided herein), a sump shall be provided to drain the porous layer and footings.

For purposes of this Section, the location of the ground water table shall be determined based on an "open-hole" inspection of the site, certified by a Licensed Professional Engineer. No foundation components shall be installed until the location of the ground water table is determined and applicability of sump and/or sump pump requirements are addressed as provided herein.

**IRC Chapter 11** IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2018 International Energy Conservation Code.

**IRC Section M1502.4.5.2** IRC Section M1502.4.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

**IRC Section G2415.12** IRC Section G2415.12 (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.

**IRC Section G2415.12.1** IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

**IRC Section G2417.4.1** IRC Section G2417.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

**IRC Section G2417.4.2** IRC Section G2417.4.2 (Test Duration) is amended by replacing “10 Minutes” with “15 Minutes”.

**IRC Section P2503.5.1** IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first paragraph and replacing with:

DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.

**IRC Section P2603.5.1** IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

**IRC Section P2913** IRC Section P2913 (Reclaimed Water systems) is deleted in its entirety.

**IRC Section P3103.1** IRC Section P3103.1 (Roof extension) is amended by replacing the words “6 inches” with “12 inches”.

**IRC Section AM102** IRC Section AM102 (Definition) is amended by the addition of “Home Care Facilities”.

HOME CARE FACILITIES. A home wherein care is given to up to eight care recipients with a maximum number of nine occupants located in the primary residence of the care giver. A Home Care Facility is considered a home occupation.

**IRC Section AM103.1** IRC Section AM103.1 (Exits required) is deleted in its entirety and replaced with the following:

During the time of operation of the day care, two exits are required from the ground-level story. Two exits are required from a home day care operated in a manufactured home regardless of the occupant load. Exits shall comply with Section R311.

**IRC Section AM103.1.3** IRC Section AM103.1.2 (Basements) is amended by the addition of the following paragraph:

An emergency and escape window used as the second means of egress from a basement shall comply with Sections R310 and AM 103.1.1 and be located in the area or room used for home care purposes.

**IRC Section AM103.1.3** IRC Section AM103.1.3.1 (Type of fence and hardware) is deleted in its entirety and replaced with the following:

The fence shall be of durable materials and be not less than 4 feet (1219 mm) tall, completely enclosing the area used for the day care operations. Each opening shall be a gate or door equipped with a self-closing and self-latching device to be installed at not less than 42 inches (1067 mm) above the ground.

**IRC Section AM103.1.3.2** IRC Section AM103.1.3.2 (Construction of fence) is amended by deleting exception #3 in its entirety.

**Sec. 18-3-20. Purpose and scope.**

The purpose of the International Residential Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the use and occupancy, location and maintenance of all residential buildings and structures within this jurisdiction.

**Sec. 18-3-30. Modifications and amendments.**

The International Residential Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Residential Code shall be deleted.

**Sec. 18-3-40. Copy of code on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Residential Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 3.** Chapter 18, Article IV of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

## ARTICLE IV

### International Mechanical Code

#### **Sec. 18-4-10. Adoption of code by reference.**

Pursuant to State law, *The International Mechanical Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, is hereby adopted by reference as the Town of Windsor Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IMC Section 101.1** IMC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IMC Section 504.8.4.2** IMC Section 504.6.4.2 (Manufactures Instructions) is amended by the deletion of this section in its entirety.

#### **Sec. 18-4-20. Purpose and scope.**

The purpose of the International Mechanical Code is to safeguard the public health and safety by establishing minimum regulations for mechanical systems using prescriptive and performance-related provisions.

#### **Sec. 18-4-30. Modifications and amendments.**

The International Mechanical Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Mechanical Code shall be deleted.

#### **Sec. 18-4-40. Copy of code on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Mechanical Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 4.** Chapter 18, Article V of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

## **ARTICLE V**

### **International Fuel Gas Code**

**Sec. 18-5-10. Adoption of code by reference.**

Pursuant to State law, *The International Fuel Gas Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Windsor Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IFGC Section 101.1** IFGC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IFGC Section 404.12** IFGC Section 404.12 (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.

**IFGC Section 404.12.1** IFGC Section 404.12.1 (Individual outside appliances) is deleted in its entirety.

**IFGC Section 406.4.1** IFGC Section 406.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

**IFGC Section 406.4.2** IFGC Section 406.4.2 (Test duration) is amended by changing the second paragraph to read:

When testing a system having a volume less than 10 cubic feet or a system in a single family dwelling, the test duration shall be not less than 15 minutes.

**IFGC Section 614.8.5.2** IFGC Section 614.8.5.2 (Manufactures instructions) is amended by the deletion of this section in its entirety.

**Sec. 18-5-20. Purpose and scope.**

The purpose of the International Fuel Gas Code is to safeguard the public health and safety by establishing minimum regulations for fuel gas systems and gas-fired appliances, using prescriptive and performance-related provisions.

**Sec. 18-5-30. Modifications and amendments.**

The International Fuel Gas Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Fuel Gas Code shall be deleted. (Ord. 2008-1315)

**Sec. 18-5-40. Copy of code on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Fuel Gas Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 5.** Chapter 18, Article VI of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

**ARTICLE VI**

**International Plumbing Code**

**Sec. 18-6-10. Adoption of code by reference.**

Pursuant to State law, *The International Plumbing Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference as the Town of Windsor Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IPC Section 101.1** IPC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IPC Section 305.4.1** IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read “12 inches (305 mm)”.

**IPC Section 312.3** IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first paragraph.

**IPC Section 903.1** IPC Section 903.1 (Roof extension) is amended by inserting the number “12” (152.4 mm) where indicated in the second sentence.

**IPC Section 1304** IPC Section 1304 (Reclaimed water systems) this section is deleted in its entirety.

**Sec. 18-6-20. Purpose and scope.**

The purpose of the International Plumbing Code is to safeguard the public health and safety by establishing minimum regulations for plumbing systems, using prescriptive and performance-related provisions.

**Sec. 18-6-30. Modifications and amendments.**

The International Plumbing Code, together with any appendices thereto, is adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Plumbing Code shall be deleted.

**Sec. 18-6-40. Copy of code on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Plumbing Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 6.** Chapter 18, Article VII of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

**ARTICLE VII**

**International Energy Conservation Code**

**Sec. 18-7-10. Adoption of code by reference.**

Pursuant to State law, *The International Energy Conservation Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Commercial Provisions Chapters 1 through 6 inclusive, and Residential Provisions Chapters 1 through 6 inclusive, is hereby adopted by reference as the Town of Windsor Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IECC Section C101.1** IECC Section C101.1 (Title) is amended by the addition of the term "Town of Windsor" where indicated.

**IECC Section C109.1** IECC Section C109.1 (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 Adjustment.

**IECC Section C109.3** IECC Section C109.3 (Qualifications) is amended by the deletion of this section in its entirety.

**IECC Section C402.1.1** IECC Section C402.1.1 (Low energy buildings) is amended by adding Exception #4 that reads as follows:

Commercial structures that lack one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.

**IECC Section C402.4.1.2.3** IECC Section C402.4.1.2.3 (Building test) is deleted in its entirety.

**IECC Section C408** IECC Section C408 (System commissioning) is deleted in its entirety.

**IECC Section R109.1** IECC Section R109.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

The members of the Board of Appeals shall be comprised of the members of the Town Board of Adjustment.

**IECC Section R109.3** IECC Section R109.3 (Qualifications) is deleted in its entirety.

**Sec. 18-7-20. Purpose and Scope**

The purpose of the International Energy Conservation Code is to safeguard the public health and safety by establishing minimum regulations for energy conservation systems, using prescriptive and performance-related provisions.

**Sec. 18-7-30. Modifications and amendments.**

The International Energy Conservation Code, together with any appendices thereto, is adopted by reference with the following specific deletion: all sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Energy Conservation Code shall be deleted.

**Sec. 18-7-40. Copy of code on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Energy Conservation Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 7.** Chapter 18, Article VIII is hereby repealed, amended and re-adopted to read as follows:

## **ARTICLE VIII**

### **International Property Maintenance Code**

**Sec. 18-8-10. Adoption of code by reference.**

Pursuant to State law, *The International Property Maintenance Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Windsor Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**IPMC Section 101.1** IPMC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IPMC Section 102.3** IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

**IPMC Section 103.5** IPMC Section 103.5 (Fees) is amended by deleting the section in its entirety.

**IPMC Section 111.2** 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 Appeals.

**IPMC Section 111.2.1** IPMC Section 111.2.1 (Alternate Members) is amended by the deletion of this section in its entirety.

**IPMC Section 111.2.2** IPMC Section 111.2.2 (Chairman) is amended by deleting the section in its entirety.

**IPMC Section 111.2.3** IPMC Section 111.2.3 (Disqualification of member) is amended by deleting the section in its entirety.

**IPMC Section 111.2.4** IPMC Section 111.2.4 (Secretary) is amended by deleting the section in its entirety.

**IPMC Section 111.2.5** IPMC Section 111.2.5 (Compensation of members) is amended by deleting the section in its entirety.

**IPMC Section 111.3** IPMC Section 111.3 (Notice of Meeting) is amended by the deletion of this section in its entirety.

**IPMC Section 111.4** IPMC Section 111.4 (Open Hearing) is amended by the deletion of this section in its entirety.

**IPMC Section 302.3** IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

**IPMC Section 302.4** IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.

**IPMC Section 302.8** IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.

**IPMC Section 304.3** IPMC Section 304.3 (Premises Identification) is amended by deleting the 4<sup>th</sup> paragraph and replacing with “Numbers shall be a minimum 3 inches in height with a minimum stroke width of .5 inch.”

**IPMC Section 304.14** IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

**IPMC Section 308** IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.

**IPMC Section 309** IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

**IPMC Section 604.2** IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “Electrical Code adopted by the State of Colorado.”

**Sec. 18-8-20. Purpose and Scope.**

The purpose of the International Property Maintenance Code is to safeguard the public health and safety by establishing minimum regulations for property maintenance, using prescriptive and performance-related provisions.

**Sec. 18-8-30. Modifications and amendments.**

The International Property Maintenance Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Property Maintenance Code shall be deleted.

**Sec 18-8-40. Copy of codes on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Property Maintenance Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 8.** Chapter 18, Article IX of the Windsor Municipal Code is hereby repealed, amended and re-adopted to read as follows:

**ARTICLE IX**

**International Existing Building Code**

**Sec. 18-9-10. Adoption of code by reference.**

Pursuant to State law, *The International Existing Building Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, is hereby adopted by reference as the Town of Windsor Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**International Existing Building Code** is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.

**IEBC Section 101.1** IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Windsor” where indicated.

**IEBC Section 1401.2** IEBC Section 1401.2 (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.

**Sec. 18-9-20. Purpose and Scope.**

The purpose of the International Existing Building Code is to safeguard the public health and safety by establishing minimum regulations for existing buildings, using prescriptive and performance-related provisions.

**Sec. 18-9-30. Modifications and amendments.**

The International Existing Building Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Existing Building Code shall be deleted.

**Sec 18-9-30. Copy of codes on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Existing Building Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 9.** Chapter 18, Article XVI of the Windsor Municipal Code is hereby created to read as follows:

**ARTICLE XVI**

**International Swimming Pool and Spa Code**

**Sec. 18-16-10. Adoption of code by reference.**

Pursuant to State law, *The International Swimming Pool and Spa Code*, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Windsor Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

**Sec. 18-16-20. Purpose and Scope.**

The purpose of the International Swimming Pool and Spa Code is to safeguard the public health and safety by establishing minimum regulations for swimming pools and spas, using prescriptive and performance-related provisions.

**Sec. 18-16-30. Modifications and amendments.**

The International Swimming Pool and Spa Code, together with any appendices thereto, are adopted by reference with the following specific deletion: All sections purporting to provide indemnification by the Town for inspections conducted pursuant to the provisions of the International Swimming Pool and Spa Code shall be deleted.

**Sec. 18-16-40. Copy of codes on file.**

Pursuant to Section 4.13 of the Home Rule Charter, the Town Clerk shall maintain a copy of the International Swimming Pool and Spa Code and shall make copies thereof available for purchase by the public at a reasonable cost.

**Section 10. 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.

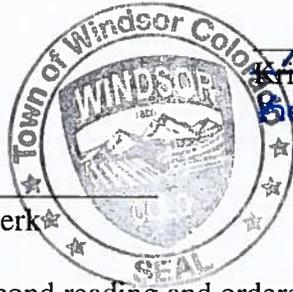
**Section 11. Repeal.**

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 12. Effective Date.** Except as otherwise expressly provided herein, the provisions enacted by this Ordinance shall become effective at 12:01 a.m. on October 1, 2019.

Introduced, passed on first reading and ordered published this 24<sup>th</sup> day of June 2019.

TOWN OF WINDSOR, COLORADO



Ken Bennett  
~~Kristie Melendez, Mayor~~  
Ken Bennett, Mayor Pro Tem

[Seal]

ATTEST:

Krystal Eucker

Krystal Eucker, Town Clerk

Introduced, passed on second reading and ordered published this 8<sup>th</sup> day of July, 2019.

TOWN OF WINDSOR, COLORADO



Ken Bennett  
~~Kristie Melendez, Mayor~~  
Ken Bennett, Mayor Pro Tem

[Seal]

ATTEST:

Krystal Eucker

Krystal Eucker, Town Clerk