



# Pikes Peak Regional Building Code

**2009 IBC Edition**

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# TABLE OF CONTENTS

<b>CHAPTER 1 – ADMINISTRATION</b>	
<b>SECTION RBC101 - GENERAL PROVISIONS</b>	Error! Bookmark not defined.
<b>SECTION RBC102 - BUILDING DEPARTMENT</b>	Error! Bookmark not defined.
<b>SECTION RBC103 - BUILDING OFFICIAL</b>	Error! Bookmark not defined.
<b>SECTION RBC104 - APPLICATION OF REGULATIONS</b>	Error! Bookmark not defined.
<b>SECTION RBC105 - PERMITS</b>	Error! Bookmark not defined.
<b>SECTION RBC106 - CONSTRUCTION DOCUMENTS</b>	Error! Bookmark not defined.
<b>SECTION RBC107 - TEMPORARY STRUCTURES AND USES</b>	Error! Bookmark not defined.
<b>SECTION RBC108 - PERMIT FEES</b>	Error! Bookmark not defined.
<b>SECTION RBC109 - INSPECTIONS</b>	Error! Bookmark not defined.
<b>SECTION RBC110 - CERTIFICATES OF OCCUPANCY</b>	Error! Bookmark not defined.
<b>SECTION RBC111 - BOARD OF REVIEW AND ADVISORY COMMITTEES</b>	Error! Bookmark not defined.
<b>SECTION RBC112 - DANGEROUS BUILDINGS</b>	Error! Bookmark not defined.
<b>CHAPTER 2 – CONTRACTOR LICENSING</b>	Error! Bookmark not defined.
<b>SECTION RBC201 - GENERAL PROVISIONS</b>	Error! Bookmark not defined.
<b>SECTION RBC202 - LICENSE AND REGISTRATION FEES</b>	Error! Bookmark not defined.
<b>SECTION RBC203 - BUILDING CONTRACTORS</b>	Error! Bookmark not defined.
<b>SECTION RBC204 - MECHANICAL CONTRACTORS</b>	Error! Bookmark not defined.
<b>SECTION RBC205 - PLUMBING &amp; WATER CONNECTED APPLIANCE CONTRACTORS</b>	Error! Bookmark not defined.
<b>SECTION RBC206 - ELECTRICAL CONTRACTORS</b>	Error! Bookmark not defined.
<b>SECTION RBC207 - FIRE SUPPRESSION CONTRACTORS</b>	Error! Bookmark not defined.
<b>SECTION RBC208 - FIRE ALARM CONTRACTORS</b>	Error! Bookmark not defined.
<b>CHAPTER 3 – CONSTRUCTION CODES</b>	<b>2</b>
<b>SECTION RBC301 - GENERAL</b>	<b>2</b>
<b>SECTION RBC302 - COMMERCIAL BUILDING CODE</b>	<b>3</b>
<b>SECTION RBC303 - RESIDENTIAL BUILDING CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC304 - MECHANICAL CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC305 - FUEL GAS CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC306 - PLUMBING CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC307 - ELECTRICAL CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC308 - ENERGY CONSERVATION CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC309 - MANUFACTURED BUILDING CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC310 - ELEVATOR AND ESCALATOR SAFETY CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC311 - EXISTING BUILDING CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC312 - ENUMERATION CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC313 - FLOODPLAIN CODE</b>	Error! Bookmark not defined.
<b>SECTION RBC314 - SWIMMING POOLS</b>	Error! Bookmark not defined.
<b>APPENDIX A: HISTORY OF CODE ADOPTION</b>	Error! Bookmark not defined.
<b>APPENDIX B: FEE SCHEDULE</b>	Error! Bookmark not defined.
<b>INDEX</b>	Error! Bookmark not defined.

## CHAPTER 3 – CONSTRUCTION CODES

### SECTION RBC301 - GENERAL

#### **RBC301.1 CODES ADOPTED BY REFERENCE.**

Pursuant to Sections 30-15-407, 30-28-201 and 31-16-202 of the Colorado Revised Statutes, as amended, and the Colorado Constitution, Article XX, as applicable, codes in this chapter may be adopted by reference.

**RBC301.2 OTHER REFERENCED CODES.** Where other codes or standards are referenced in these adopted codes, these shall not apply unless they have been specifically adopted by the Jurisdiction either in this Code or elsewhere.

**RBC301.3 APPLICATION.** This Chapter shall apply to every building, structure, equipment or installation within the Jurisdiction in accordance with Section RBC101.3 of this Code.

**RBC301.4 INTERPRETATION.** The Codes in this Chapter shall be interpreted and construed as to effectuate their general purpose to make uniform the local regulations contained therein. Chapter and section headings of this Code and adopted codes and standards shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or extent of provisions of any chapter or section.

**RBC301.5 SALE OF COPIES.** The Jurisdiction shall delegate to the Building Department responsibility to maintain a reasonable supply of copies of the primary codes adopted by reference. These shall be available for purchase by the public at a reasonable price.

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## SECTION RBC302 - COMMERCIAL BUILDING CODE

**RBC302.1 SHORT TITLE.** This section will be known and cited as the Commercial Building Code.

**RBC302.2 SCOPE.** The provisions of the Commercial Building Code shall apply in accordance with Section RBC101.3 of this Code.

**Exceptions:**

1. Detached one-and two-family dwellings at townhomes not more than three (3) stories above grade plane with a separate means of egress and their accessory structures shall comply with the Residential Building Code as provided for in Section RBC303 of this Code.
2. Existing buildings undergoing repair, alteration, addition, or change of occupancy shall be permitted to comply with the Existing Building Code as provided for in Section RBC311 of this Code.

**RBC302.3 CODE ADOPTED BY REFERENCE.** There is hereby adopted by reference the International Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2009 Edition. Three (3) copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. Only the following sections of the Code are being adopted:

1. Chapter 2, Definitions
2. Chapter 3, Use and Occupancy Classification
3. Chapter 4, Special Detailed Requirements Based on Use and Occupancy
4. Chapter 5, General Building Heights and Areas
5. Chapter 6, Types of Construction
6. Chapter 7, Fire Resistance Rated Construction
7. Chapter 8, Interior Finishes
8. Chapter 9, Fire Protection Systems
9. Chapter 10, Means of Egress
10. Chapter 11, Accessibility
11. Chapter 12, Interior Environment
12. Chapter 14, Exterior Walls
13. Chapter 15, Roof Assemblies and Rooftop Structures
14. Chapter 16, Structural Design
15. Chapter 17, Structural Tests and Special Inspections
16. Chapter 18, Soils and Foundations.
17. Chapter 19, Concrete
18. Chapter 20, Aluminum
19. Chapter 21, Masonry

20. Chapter 22, Steel
21. Chapter 23, Wood
22. Chapter 24, Glass and Glazing
23. Chapter 25, Gypsum Board and Plaster
24. Chapter 26, Plastic
25. Chapter 30, Elevators and Conveying Systems
26. Chapter 31, Special Construction
27. Chapter 33, Safeguards During Construction
28. Chapter 35, Referenced Standards
29. Appendix C, Group U – Agricultural Buildings
30. Appendix E, Supplementary Accessibility Requirements
31. Appendix G, Flood Resistant Construction
32. Appendix H, Signs
33. Appendix I, Patio Covers

All other Chapters and Appendices are either addressed by separate codes or declared to be non-applicable to the Jurisdiction and are therefore expressly deleted.

**RBC302.4 ADDITIONS AND MODIFICATIONS.**

The adopted Code is subject to the following additions and modifications:

**RBC302.4.1 Section 202.** Add the following definitions:

**CRAWLSPACE.** An under-floor space not defined as a *basement*, between the bottom of a floor and the earth under any building that is not more than 5 feet (1524 mm) in height measured from the average interior grade to the underside of the floor framing.

**SLEEPING ROOM.** A habitable space used primarily for sleeping purposes and containing a closet or alcove 16 inches (406.4 mm) or greater in depth.

See Appendix D of this code for additional modifications to Section 202 of the International Building Code, 2009 Edition, by the City of Colorado Springs.

**RBC302.4.2 Section 310.1.** Add the following to the description of R-3 occupancies:

Boarding Houses containing not more than five (5) sleeping units for rent or hire that are also occupied as the residence of the proprietor may comply with the Residential Building Code.

**RBC302.4.3 Section 402.11.** Delete.

**RBC302.4.4 Section 406.1.4, Item 1.** Delete the first two sentences and replace with the following:

The private garage shall be separated from the *dwelling unit* and its *attic* by not less than  $\frac{5}{8}$ -inch Type X gypsum board on the garage side attached with an approved fastening system to permanent framing not more than 16 inches (406.4 mm) on center in both vertical and horizontal assemblies. In lieu of this assembly, any wall or ceiling assembly which meets or exceeds a fire-resistance rating of one hour is permitted.

**RBC302.4.5 Section 407.10.** Insert a new section as follows:

**407.10. Separation.** *Suites* in Group I-2 occupancies shall be separated from other portions of the building by a *smoke partition* complying with Section 711.

**RBC302.4.6 Section 502.1. BASEMENT.** Add the following after the first sentence:

Basements shall be provided with a permanent floor of approved materials.

**RBC302.4.7 Section 705.11. Exception 5.** Add the following option after item 5.2:

**5.3.** Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3 of the International Building Code, 2009 Edition, and provided with Class A roof covering.

**RBC302.4.8 Section 706.6. Exception 4.3** Add the following to the end of exception 4.3 as follows:

or the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code, 2009 Edition.

**RBC302.4.9 Section 901.1.** Add the following after the first sentence:

The Fire Authority shall have the authority to regulate and enforce the provisions of this Chapter in agreement with the Building Official.

**RBC302.4.10 Section 905.** Delete and replace with the following:

**905.1 General.** Standpipe systems shall be provided in occupancies and locations as required

by the Fire Authority.

**RBC302.4.11 Section 906.** Delete and replace with the following:

**906.1 Where required.** Portable fire extinguishers shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.12 Section 907.** Delete and replace with the following:

**907.1 General.** Fire alarm and detection systems shall be provided in occupancies and locations as required by the Fire Authority.

**RBC302.4.13 Section 1007.8.** Discussion with Fire Operations and E911 required. Two way communications at elevators in building that are 3 or more stories in height. See 2009 IBC review notes.

**RBC302.4.14 Section 1014.2.7.** Delete in its entirety and relocate to Section 407.10 of the International Building Code, 2009 Edition.

**RBC302.4.15 Section 1029.4.** Add the following after the second sentence:

The force required for normal operation of any device shall not exceed 30 pounds.

**RBC302.4.16 Section 1029.6.** Insert a new section as follows:

**1029.6. Emergency escape openings below horizontal projections.** Emergency escape openings may be located below decks, porches, cantilevers, and similar horizontal projections provided one of the following:

1. The location of the projection allows the emergency escape opening to be fully opened and provides a path not less than 36 inches (914.4 mm) in height and width to a yard or court.
2. The minimum horizontal area of 9 square feet (8,361 cm<sup>2</sup>) is provided clear of the projection and the horizontal projection of the operable portion of the egress window and ladder, if required, remain clear of the projection.

**Review of the 2009 IBC current through Chapter 10. Review of Chapter 11 and above current being conducted. This document will be updated as amendments are proposed.**

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