



Pikes Peak Regional Building Code

2009 IBC Edition

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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 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 stores 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 cm²) 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.

RBC302.4.17 Section 1104.1. Delete and replace with the following:

1104.1 Site Arrival Points. Accessible routes within the site shall be provided from a point 5 feet (1,524 mm) from the accessible building entrance to the accessible building entrance served.

RBC302.4.18 Section 1107.6.2. Add the following:

See also Section 9-5-105 C. R. S., as amended. The most stringent requirement shall apply.

RBC302.4.19 Section 1207. Delete.

RBC302.4.20 Section 1405.3. In the first sentence delete zone "5".

RBC302.4.21 Section 1501.2. Insert a new section as follows:

1501.2 Cold Climates. Where this Chapter refers to "areas where the average daily temperature in

January is 25 °F (-4 °C) or less” or “where there has been a history of ice forming along the eaves causing a backup of water”, this shall be construed to mean areas with a grade plane elevation of greater than 7,000 feet (2,134 m).

RBC302.4.22 Section 1503.2.2. Insert a new section as follows:

1503.2.2. Penetrations. Roof jacks, attic vents and similar penetrations shall not be located less than 18 inches (457.2 mm) from the center of a valley to the closest edge of the penetration.

RBC302.4.23 Section 1503.4.2. Add the following:

Scuppers shall be constructed of minimum 26 gage galvanized sheet metal lining at minimum the bottom and sides of the opening and shall extend at least 2 inches (50.8 mm) beyond the exterior wall face. Scuppers shall be installed per Sheet Metal and Air Conditioning Contractor’s National Association (SMACNA) installation guidelines.

See Appendix D of this code for additional modifications to Section 1505.1 of the International Building Code, 2009 Edition, by the City of Colorado Springs.

RBC302.4.24 Section 1507.2.6.1. Insert a new section as follows:

1507.2.6.1 Face nailing. Face nailing of asphalt shingles shall only be permitted in the following locations:

1. The ridge cap as per manufacturer’s specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided the nail heads are covered with mastic.

RBC302.4.25 Section 1507.2.9.2. Item 1. Delete “24 inches (609.6 mm) wide” and replace with “20 inches (508 mm) wide centered on the valley.

RBC302.4.26 Table 1507.8. Add the following item to the 5th component, Application:

Face Nailing: Only permitted in the following locations:

1. The ridge cap as per manufacturer’s specifications;
2. Flashing at clearstory, low side of skylights, and roof jacks provided a soldier course is provided over the flashing to nail through.

RBC302.4.27 Section 1510.2.1. Insert a new section as follows:

1510.2.1. Roof dead load. Where the total weight of the new and / or existing roof covering materials exceed 6.6 pounds per square foot (316 N/m²) calculations sealed by a design professional licensed by the State of Colorado shall be submitted demonstrating that the structure will accommodate the increased total roof dead load.

RBC302.4.28 Section 1608. Delete and replace with the following:

SECTION 1608 SNOW LOADS

1608.1 General. Design snow loads shall be determined in accordance with this Section and Chapter 7 of ASCE 7.

Buildings, structures and portions thereof shall be designed and constructed to sustain, within the stress limitations of this Code, all dead loads plus the most critical effect resulting from snow load distributions on roofs and decks.

When using Chapter 7 of ASCE 7, as applicable, the **Exposure Factor, C_e**, **Thermal Factor, C_t** and **Importance Factor, I** shall all be set to a minimum value of 1.0 unless a higher value is required by ASCE 7.

1608.2 Balanced Loading. For all buildings and structures with a grade plane below 7,000 feet (2,134 m) elevation, the flat roof snow load (p_r) shall not be less than 30 pounds per square foot (1,436 N/m²) of horizontal projected area. For all buildings and structures with a grade plane at or above 7,000 feet (2,134 m) the flat roof snow load (p_r) shall not be less than 40 pounds per square foot (1,915 N/m²) of horizontal projected area. The flat roof snow load may be reduced for roof slope using Section 7.4 of ASCE 7.

1608.3 Unbalanced Loading and Drifts. Provisions shall be made for unbalanced snow loads in accordance with Section 7.6 of ASCE 7 and drifts on lower roofs in accordance with Section 7.7 of ASCE 7. The ground snow load (p_g) below 7,000 feet (2,134 m) elevation shall be set at 20 pounds per square foot (958 N/m²). At or above 7,000 feet (2,134 m) the ground snow load (p_g) shall be set at 27 pounds per square foot (1,293 N/m²).

RBC302.4.29 Section 1609.1.1 Add the following exception:

7. Solid freestanding walls and solid signs a maximum of 10 feet (304.8 cm) above the highest adjacent grade and designed using the provisions of ASCE 7 section 6.5.14 need only consider CASE A of Figure 6-20 with a C_r factor equal to 1.40 and the resultant load applied at the mid-height of the wall.

RBC302.4.30 Section 1609.3. Delete and replace with the following:

1609.3 Basic wind speed. The minimum basic wind speed (3-second gust) shall be 100 miles per hour (44.7 m/s).

RBC302.4.31 Section 1609.4.3. Delete Exposure B and the exception.

RBC302.4.32 Section 1610.1. Delete and replace with the following:

1610.1 General. Basement, foundation, and retaining walls shall be designed to resist lateral soil loads. The soil lateral load shall be provided in the soil investigation report and the design loads shall be listed on the foundation plan. If the soils report does not provide lateral earth loads the assumed lateral loads used for design must be shown on the foundation plan.

If the floor diaphragm is used to resist lateral loads, the foundation design must include: blocking and bracing details, anchor bolt size and spacing, and lateral force at the diaphragm. If a wall is designed to cantilever or span horizontally, the design must so indicate.

RBC302.4.33 Section 1612.3. Delete and replace with the following:

1612.3 Establishment of flood hazard areas. Buildings and structures constructed in whole or in part in flood hazard area (as defined by Section RBC313) shall comply with Section RBC313 of this code.

RBC302.4.34 Section 1613.5.1. Delete and replace with the following:

1613.5.1 Seismic acceleration parameters. The maximum considered earthquake spectral response acceleration shall be 18.5 at 0.2 second period (S_s) and 5.9 at 1.0 second period (S_1). These numbers are expressed as a percent of gravity.

RBC302.4.35 Section 1704. Delete and replace with the following:

1704 Special Inspections. Special inspections shall be in accordance with Section RBC109.7 of this Code. **STOP, review of the 2009 IBC not completed past this point.**