



Pikes Peak Regional Building Code

2023 DRAFT Edition V1.1

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 be considered to be part of the requirements of this Code unless specifically exempted from adoption~~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~~ 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~~ ~~RBC101.3~~ of this Code.

Exceptions:

1. Detached one- and two-family dwellings and multiple ~~single-family~~ ~~single-family~~ dwellings (townhouses) not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the Residential Building Code as provided for in SECTION RBC303 - 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 - 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, 2015-2021 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. The Code is being adopted to include the International Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter 27, Electrical
3. Chapter 28, Mechanical Systems
4. Chapter 29, Plumbing Systems
5. Chapter 32, Encroachments into the Public Right-of-Way
6. Appendix A and B.
7. Appendix D, E, F, ~~G~~.
8. Appendix J, K, L, M, N, O.

RBC302.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC302.4.1 Section 202 DEFINITIONS. Add or replace the following definitions: Delete the definition of BASEMENT and replace with the following:

RBC302.4.1

CHANGE OF OCCUPANCY. A Change of Occupancy shall comply with Section RBC110.1.2 of this Code.

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.

Add the following definitions:

BASEMENT. That portion of a building that is partly or completely below grade plane, having a permanent floor of approved material and not defined as a crawlspace. (See the definitions of "Story above grade plane" in the International Building Code, 2015 Edition and "Crawlspace" below.)[RL58]

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.

STAIRWAY, SPIRAL. A *stairway* having a closed circular form in its plan view with uniform section-shaped treads attached to and radiating from a minimum-diameter supporting column or uniform interior radius wall.[RL59]

See Appendix D of this Code for additional modifications to Section 202 of the *International Building Code, 2015-2021* Edition, by the City of Colorado Springs.

RBC302.4.2 Section 310.4.1 Care facilities within a dwelling. Add the following exception.

Exception: Child care facilities within a dwelling shall comply with C.R.S. § 26-6-104.5 and SECTION RBC303 - of this Code. [RL60]

RBC302.4.3 Section 310.4.2 Lodging houses. Delete and replace with the following:

310.4.2 Lodging houses. Owner-occupied *lodging houses* with five or fewer *quest rooms* and 10 or fewer total occupants shall be permitted to be constructed in accordance with SECTION RBC303 - of this Code.[RL61]

RBC302.4.2 RBC302.4.4 Section 402.6.2 Kiosks. Delete.

RBC302.4.5 Section 406.3 Private garages and carports. Delete and replace with the following:

406.3 Private garages and carports. Private garages and carports shall comply with Sections 406.2 and 406.3.

RBC302.4.3 RBC302.4.6 Section 5012.21 Address identification. Delete and replace with the following:

5012.21 Premises-Address identification. Street addressing shall be in accordance with SECTION RBC312 - Section RBC312 of this Code.[RL62]

RBC302.4.7 Section 508.4.4 Separation. Add the following after the first sentence:

Footnote b from Table 508.4 shall be applicable to both S-2 and U occupancy classifications for private garages that meet the requirements of Section 406.3.

RBC302.4.4 RBC302.4.8 Section 704.2.1 Insert a new section as follows:

704.2.1 Light-Frame Construction. Built up wood studs or solid wood columns that are integral elements in load-bearing walls of light-frame construction and do not exceed 33 square inches (21,290 mm²) in cross-sectional area shall be permitted to have required fire-resistance ratings provided by the membrane protection provided for the load-bearing wall.

RBC302.4.5 RBC302.4.9 Section 705.11 Parapets. Exception 5. In the first sentence delete "or both".

Add the following option after item 5.2:

5.3. Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code, 2015-2021 Edition, and provided with Class A roof covering.[RL63]

RBC302.4.10 Section 706.2 Structural stability. Delete the exception and replace with the following:

Exception: Where double fire walls are used in accordance with NFPA 221, floor and roof sheathing not exceeding 3/4 inch (19.05 mm) thickness shall be permitted to be continuous through wall assemblies of light frame construction.[RL64]

RBC302.4.6 RBC302.4.11 Section 706.6 Vertical continuity. Exception 4.3 Add the following exception after to the end of exception 4.3 as follows:

4.4 or ~~W~~Where the buildings on each side of the ~~Fire W~~Wall are equipped with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Building Code, 2015-2021 Edition. [RL65]

RBC302.4.7 Section 708.1 General. Item 5. Delete "Section 1019.2" and replace with "Section 1021.2".

RBC302.4.12 Section 707.3.11 Insert a new section as follows:

707.3.11. Protection of fire pump rooms. Fire pumps shall be located in rooms that are separated from all other areas of the building by 2-hour fire barriers constructed in accordance with Section 707 or 2-hour horizontal assemblies constructed in accordance with Section 711, or both.

Exceptions:

1. In other than high rise buildings, separation by 1-hour fire barriers constructed in accordance with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711, or both, shall be permitted in building equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Separation is not required for fire pumps physically separated in accordance with NFPA 20.

RBC302.4.13 Section 717.5.3 Shaft enclosures. Add the following exception after exception 5:

6. Penthouse mechanical rooms in accordance with Section 713.12.1.[RL66]

RBC302.4.8 RBC302.4.14 Section 901.1 Scope. 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.

RBC302.4.9 RBC302.4.15 Section 903.2.7.2 Group M upholstered furniture or mattresses. Delete condition 4.[RL67]

RBC302.4.10 RBC302.4.16 Section 905 STANDPIPE SYSTEMS. 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~~ **RBC302.4.17 Section 906 PORTABLE FIRE EXTINGUISHERS.** 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~~ **RBC302.4.18 Section 907 FIRE ALARM AND DETECTION SYSTEMS.** 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~~ **RBC302.4.19 Section 908 EMERGENCY ALARM SYSTEMS.** Delete and replace with the following:

908.1 General. Emergency ~~A~~alarm systems shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.14~~ **RBC302.4.20 Section 909 SMOKE CONTROL SYSTEMS.** Delete and replace with the following:

909.1 General. Smoke control systems shall be provided in occupancies and locations as required by this code. The design and approval of these systems shall be as required by the Fire Authority.

~~RBC302.4.15~~ **RBC302.4.21 Section 910 SMOKE AND HEAT REMOVAL.** Delete and replace with the following:

910.1 General. Smoke and heat removal systems shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.16~~ **RBC302.4.22 Section 911 FIRE COMMAND CENTER.** Delete and replace with the following:

911.1 General. Fire command centers shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.17~~ **RBC302.4.23 Section 912 FIRE DEPARTMENT CONNECTIONS.** Delete and replace with the following:

912.1 General. Fire department connections shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.18~~ **RBC302.4.24 Section 913 FIRE PUMPS.** Delete and replace with the following:

913.1 General. Fire pumps shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.19~~ **RBC302.4.25 Section 914 EMERGENCY RESPONDER SAFETY FEATURES.** Delete and replace with the following:

914.1 General. Emergency responder safety features shall be provided in occupancies and locations as required by the Fire Authority.

~~RBC302.4.26~~ **Section 916 GAS DETECTION SYSTEMS.** Delete and replace with the following:

916.1 General. Gas detection systems shall be provided in occupancies and locations as required by the Fire Authority. ^[RL68]

~~RBC302.4.27~~ **Section 917 MASS NOTIFICATION SYSTEMS.** Delete and replace with the following:

917.1 General. Mass notification systems shall be provided in occupancies and locations as required by the Fire Authority. ^[RL69]

~~RBC302.4.28~~ **RBC302.4.28 Section 9168 EMERGENCY RESPONDER RADIO COMMUNICATION COVERAGE.** Delete and replace with the following:

9168.1 General. Emergency responder radio communication coverage shall be provided in occupancies and locations as required by the Fire Authority. ^[RL70]

~~RBC302.4.29~~ **Section 1009.1 Accessible means of egress required.** Add the following exception after exception 2:

3. Accessible means of egress are not required to be provided in existing buildings. ^[RL71]

~~RBC302.4.21~~ **RBC302.4.30 Section 1009.8 Two-way communication.** Delete and replace with the following:

1009.8 Two-way communication. A two-way communication system complying with Sections 1009.8.1, 1009.8.2, or NFPA 72 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the *level of exit discharge*.

~~RBC302.4.22~~ **RBC302.4.31 Section 1009.8.1 System requirements.** Delete the second sentence.

~~RBC302.4.32~~ **Section ^[RL72] 1015.3-1030.4 Height Operational constraints.** Add the following exception after exception 6:

~~Required guards at~~ Add the following after the second sentence:

7. private decks and balconies not more than 3 stories above grade and accessed through individual dwelling units of Group R-2 and R-3 shall not be less than 36 inches (914 mm) in height measured vertically above the adjacent walking surfaces. ^[RL73]^[RL74]

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

RBC302.4.33 Section 1024.8 Exit passageway exterior walls. Add the following exception:

Exception: Where an *automatic sprinkler system* is provided in accordance with Section 903.3.1.1.[RL75]

RBC302.4.34 Section 1027.5 Location. Delete the exception and replace with the following:

Exception: *Exterior exit stairways and ramps serving individual dwelling units of Group R-2 and R-3 shall have a minimum fire separation distance of 5 feet (1525 mm)*.[RL76]

RBC302.4.24 RBC302.4.35 Section

10301.67 Insert a new section as follows:

10310.67. Emergency escape and rescue openings below horizontal projections.

Emergency escape and rescue 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 and rescue 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 (0.84 m²) 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.[RL77]

RBC302.4.25 RBC302.4.36 Section 1104.1

Site arrival points. 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.

RBC302.4.37 Section 1104.4 Multistory buildings and facilities. Delete item 1.5 and replace with the following:

1.5 Stories or mezzanines with four or more dwelling units.[RL78]

RBC302.4.26 RBC302.4.38 Section

11078.6.2 Group R-2. Add the following:

See also *C.R.S. Section § 9-5-105 C. R. S.*, as applicable. The most stringent requirement shall apply.[RL79]

RBC302.4.39 Section 12076 SOUND TRANSMISSION. Delete.

RBC302.4.27 RBC302.4.40 Table 1404.3(2) VAPOR RETARDER OPTIONS. In the third row of the table add *climate zone 5* and delete *climate zone 5* from the fourth row. Delete footnote "a".

RBC302.4.28 Section 1405.3.1 Vapor retarders. In the third sentence, delete zone "5".[RL80]

RBC302.4.29 RBC302.4.41 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).

See Appendix D of this Code for additional modifications to section 1505.1 of the *International Building Code, 2015—2021 Edition*, by the City of Colorado Springs.

RBC302.4.42 Section 1507.1.1

Underlayment. Add the following exception after exception 3:

4. A single layer of self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 shall be an alternative to the underlayment requirements of Table 1507.1.1(2) for roof coverings installed in accordance with Section 1507.2.[RL81]

RBC302.4.30 RBC302.4.43 Section

1507.22.6.1-7.1 Insert a new section as follows:

1507.2.67.1 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.

RBC302.4.31 RBC302.4.44 Section

1507.8.6.1 Insert a new section as follows:

1508-7.8.66.1 Face nailing. Face nailing of wood 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 a soldier course is provided over the flashing to nail through.

~~RBC302.4.32 Section 1511.2.1~~ Insert a new section as follows:

~~2. 1511.2.1. 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. [RL82]

~~RBC302.4.33~~ **RBC302.4.45 Section**

~~1511.2.3~~ **Roof rReplacement.** Renummer "Exception" to "Exception 1" and add the following:

Exceptions:

2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.
3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with ~~S~~Section 1511.2.3.4.

~~RBC302.4.34~~ **RBC302.4.46 Section**

~~1511.2.2.1-3.1~~ **Roof -recover.** Delete.

RBC302.4.47 Section 1512.6 Insert a new section as follows:

1512.6 Structural and construction loads. Structural roof components shall be capable of supporting the *roof-covering* and the material and equipment loads that will be encountered during installation of the system.

1512.6.1. 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. [RL83]

~~RBC302.4.35~~ **RBC302.4.48 Section 1608**

SNOW LOADS 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_s**, shall all be set to a minimum value of 1.0 unless a higher value is required by ASCE 7.

1608.2 Balanced LoadingGround snow load below 7000 feet.

For all buildings and structures with a grade plane below 7,000 feet (2,134 m) elevation, the ground flat roof snow load (p_{fg}) shall not be less than ~~30-43~~ pounds per square foot (~~1,436,059~~ N/m²) and the flat roof snow load (p_f) shall not be less than 30 pounds per square foot (1,436 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 Ground snow load at or above 7000 feet.

For all buildings and structures with a grade plane at or above 7,000 feet (2,134 m) elevation, the ground snow load (p_g) shall not be less than 57 pounds per square foot (2,729 N/m²) and the flat roof snow load (p_f) 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.

~~For all buildings and structures with a grade plane at or above 7,000 feet (2,134 m) the flat roof snow load (p_f) 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.~~

1608.34 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). **Ponding instability.** *Susceptible bays* of roofs shall be evaluated for ponding instability in accordance with Chapter 7 and 8 of ASCE 7.

~~RBC302.4.36~~ **RBC302.4.49 Section**

1609.1.1 Determination of wind loads. 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 29.4.3.1 need only consider CASE A of Figure 29.3.4-1 with a C_f factor equal to 1.40 and the resultant load applied at the mid-height of the wall. [RL84]

RBC302.4.37-RBC302.4.50 Section 1609.3 Ultimate-Basic design wind speed. Delete and replace with the following:

1609.3 Ultimate-Basic design wind speed. The ~~ultimate-basic~~ design wind speed, V_{ult} , in mph, for determination of wind loads shall be as follows:

Risk Category per Table 1604.5	Ultimate-Basic Design Wind Speed, V_{ult} , mph ¹
Category I / II	130 mph
Category III-IV	150-135 mph
Category IV	140 mph

¹ Refer to Section 1609.3.1 for basic design wind speed conversions to nominal design allowable stress design wind speeds, V_{asd} , as required. [RL85]

RBC302.4.38-RBC302.4.51 Section 1609.4.3 Exposure categories. Delete Exposure B.

RBC302.4.39-RBC302.4.52 Section 1610.1 General Lateral pressures. Delete and replace with the following:

1610.1 General Lateral pressures. 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.

RBC302.4.40-RBC302.4.53 Section 1612.3 Establishment of flood hazard areas. 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 RBC313.6) shall comply with Section RBC313 of this Code.

RBC302.4.41-RBC302.4.54 Section 1613.32.1 Mapped acceleration parameters. Delete and replace with the following:

1613.32.1 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.

RBC302.4.42-RBC302.4.55 Section 17043.1 SPECIAL INSPECTIONS Approved Agency. Delete and replace with the following:

17043.1 Special inspections Approved agency. Special inspections shall be in accordance with Section RBC109.7 of this Code. An approved agency shall provide all information as necessary for the registered design professional in responsible charge to determine that the agency meets the applicable requirements specified in Sections 1703.1.1 through 1703.1.3. [RL86]

RBC302.4.56 Section 1704.4 Contractor responsibility. Delete. [RL87]

RBC302.4.43-RBC302.4.57 Section 1803.2 Investigations required. Delete the exception.

RBC302.4.44-RBC302.4.58 Section 1804.3 Placement of backfill. Add the following to the end of the first paragraph:

Expansive soils shall not be used as backfill materials except at the upper 12 inches (304.8 mm) of backfill.

RBC302.4.45-RBC302.4.59 Section 1805.1 General. Delete the first sentence and replace with the following:

Unless otherwise specified in the soils report, walls or portions thereof that retain earth and enclose interior spaces and floors below grade shall be waterproofed and damp-proofed in accordance with this section.

RBC302.4.60 Section 1806. PRESUMPTIVE LOAD-BEARING VALUES OF SOILS Delete. [RL88]

RBC302.4.61 Section 1807.2 Retaining walls. Delete and replace with the following:

1807.2 Retaining walls. Retaining walls shall be designed in accordance Section 1807.2.1 through 1807.2.5. [RL89]

RBC302.4.46-RBC302.4.62 Section

1807.2.45. [RL90] Insert a new section as follows:

1807.2.54. Subsurface drainage. All retaining walls shall be provided with 1½ inch (38.1 mm) weep holes spaced not more than 10 feet (3,048 mm) apart unless alternate means of subsurface drainage is provided.

RBC302.4.47-RBC302.4.63 Section 1809.5

Frost protection. Delete method number 1 and replace with the following:

1. Extending 30 inches (762 mm) or greater below the undisturbed ground surface.

Delete the last paragraph and replace with the following:

Structures meeting ~~one-all~~ [RL91] of the above exceptions shall not require a soils test or engineered foundation design provided the foundation consists of a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade and not retaining any soil.

RBC302.4.48-RBC302.4.64 Section

2113.9.2 Spark arrestors. Delete the first sentence and replace with the following:

Spark arrestors shall be installed on all masonry chimneys and meet all of the following requirements:

RBC302.4.49-RBC302.4.65 Section

2303.4.1.4.1 Truss design drawings. Delete the first sentence and replace with the following:[RL92]

2303.4.1.4.1 Truss design drawings. Truss construction documents shall bear the seal of a design professional licensed by the State of Colorado.

RBC302.4.50-RBC302.4.66 Section

2304.12.1.2 Wood supported by exterior foundation walls. Delete and replace with the following:

2304.12.1.2 Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that are in contact with exterior foundations and are less than 6 inches (152.4 mm) from exposed ground or less than 2 inches (51 mm) from a concrete slab or similar surface shall be of naturally durable or *preservative-treated wood*.

RBC302.4.51-RBC302.4.67 Section

2308.3.1 Foundation plates or sills. After the first paragraph insert the following:

Wood sole and sill plates supporting floors shall be installed in accordance with this section and shall not be stacked more than two plates high for nominal 2 x 4 plates nor more than three

plates high for nominal 2 x 6 or larger plates including the sole plate unless a specific design is provided by a *registered design professional design professional* licensed by the State of Colorado.

RBC302.4.52-RBC302.4.68 Section

2308.5.9 Cutting and notching. Add the following at the end of the paragraph:

Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 0.1046 inch thick (2.657 mm) (12 ga.) x 1½ inch wide (38.1 mm) steel straps fastened to each side of the stud with four (4) 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs, engineering calculations shall be submitted to show that the stresses allowed by this section are not exceeded under the design loads.

RBC302.4.53-RBC302.4.69 Section

2308.7.5 Wind uplift. Add the following at the end of the paragraph:

Truss uplift values shall be in accordance with the engineered truss report or as determined by the engineer of record.

RBC302.4.54-RBC302.4.70 Section 3004.1

General. Delete the following:

“conveyors, personnel hoists and material hoists”

RBC302.4.55-RBC302.4.71 Section 3004.3

Conveyors. Delete.

RBC302.4.72 Section 3004.4 Personal and material hoists. Delete.

RBC302.4.56-RBC302.4.73 Section 3103
TEMPORARY STRUCTURES. Delete.

RBC302.4.57-RBC302.4.74 Section 3105.32
Design and construction. Add the following exception:

Exception: Retractable, folding, sail, and collapsible canopies, and or fixed canopies need not comply with live load nor wind load requirements where the covered area is not more than 60±0 square feet (5.573,048 mm²) in length nor more than 6 feet (1,828.8 mm) in width, with non-combustible frames adequately anchored to a substantial concrete slab, need not comply with live load nor wind load requirements.[RL93]

~~**RBC302.4.59 Section 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES.** Delete~~

and replace with the following:

~~3109.1 Swimming pools. Swimming pools (as defined by Section RBC314.2) shall comply with Section RBC314 of this Code.~~

RBC302.4.75 Section 3109.1 General. Delete and replace with the following:

3109.1 General. The design and construction of pools and spas shall comply with SECTION RBC314 - of this code.

RBC302.4.76 Section [RL94] 3114.2 Flood resistance. Add the following criteria:

9. Constructed in accordance with Section RBC313.

RBC302.4.61 RBC302.4.77 Section 3303.8

Insert a new section as follows:

3303.8 Demolition by incendiary means.
Demolition by means of explosives or by burning is not permitted except when specifically *approved* by the *Building Official*

and the Fire Authority as applicable.

RBC302.4.62 RBC302.4.78 Section 3306.2 Walkways. Add the following exception:

Exception: Where the demolition and or construction time is so short that walkways and fences are not justified, the applicant may, upon prior approval from the Building Official, provide twenty-four (24) hour continuous guard service adequate for the protection of the public.

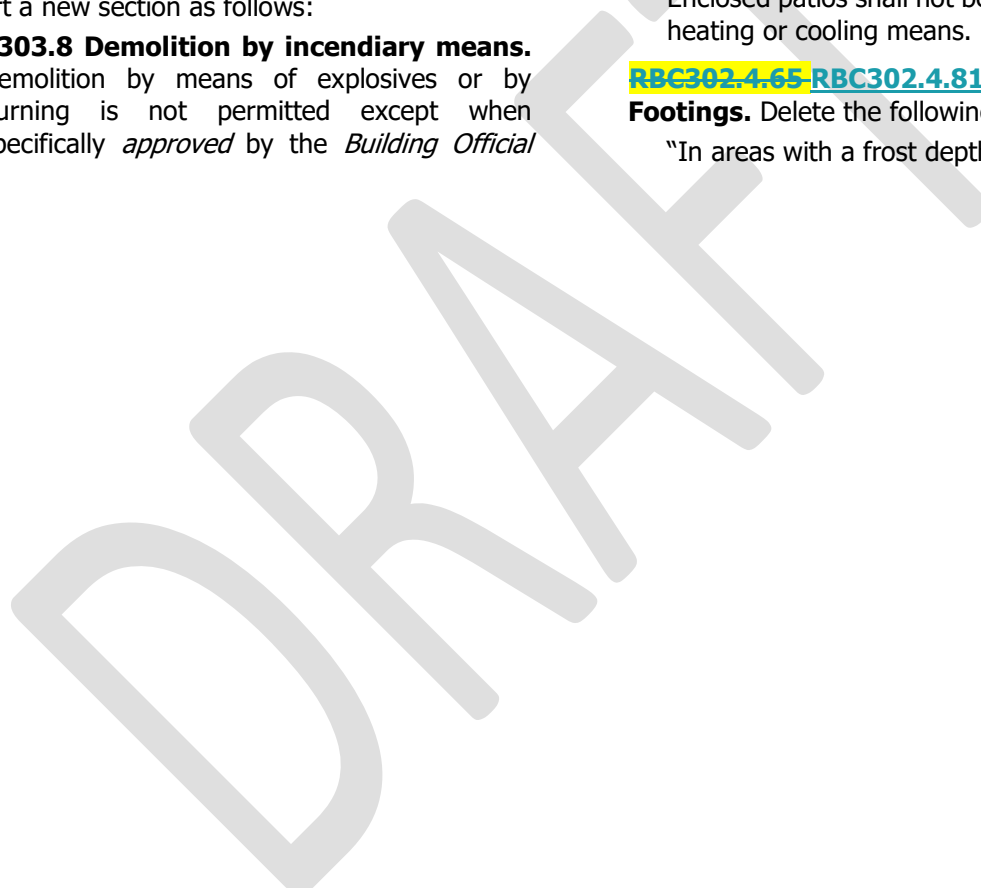
RBC302.4.63 RBC302.4.79 Section E108 BUS STOPS. Delete.

RBC302.4.64 RBC302.4.80 Section I101.1 General. At the end of the first paragraph, add the following:

Enclosed patios shall not be conditioned by any heating or cooling means.

RBC302.4.65 RBC302.4.81 Section I105.2 Footings. Delete the following:

"In areas with a frost depth of zero"



SECTION RBC303 - RESIDENTIAL BUILDING CODE

RBC303.1 SHORT TITLE. This section will be known and cited as the Residential Building Code.

RBC303.2 SCOPE. The provisions of the Residential Building Code shall apply in accordance with Section RBC101.3 of this Code specifically to detached one- and two-family dwellings and *townhomes* not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures.

RBC303.3 CODE ADOPTED BY REFERENCE. There is hereby adopted by reference the International Residential Code for One-and Two-Family Dwellings of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015-2021 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. The Code is being adopted as if set out at length, to include the International Residential Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Chapter ~~11, 11,~~ 12 and 25
3. Chapter 34 through 43
4. Appendix AA through Appendix AG
- ~~5. Appendix AI through AP through Appendix U~~
- ~~5-6. Appendix AR through AW~~

RBC303.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC303.4.1 Section R202 DEFINITIONS. Delete the definition of BASEMENT and replace with the following:

BASEMENT. That portion of a building that is partly or completely below grade plane, having a permanent floor of approved material and not defined as a crawlspace. (See the definitions of "Story above grade plane" in the *International Residential Code, 2015-2021* Edition and "Crawlspace" below.)

~~Add the following definitions Delete the definition of CRAWL SPACE and replace with the following:~~

CRAWL SPACE. An under-floor space between the bottom of a floor and the earth under any building that is not more than 5 feet (1,524 mm) in height measured from the average interior grade to the underside of the floor framing. (See Section R408 of the *International Residential Code, 2015-2021* Edition.)

~~Add the following definitions:~~

GARAGE. An attached or detached, finished or unfinished structure or portion thereof provided with a vehicular access door and intended for storage of one or more motor vehicles.

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

~~Delete the definition of STAIRWAY, SPRIAL and replace with the following:~~

STAIRWAY, SPIRAL. A *stairway* having a closed circular form in its plan view with uniform section-shaped treads attached to and radiating from a minimum-diameter supporting column or uniform interior radius wall. [RL95]

See Appendix D of this Code for additional modifications to Section 202 of the *International Residential Code, 2015-2021* Edition, by the City of Colorado Springs.

RBC303.4.2 Table R301.2(1) Climatic and geographic design criteria. Delete and replace with the following:

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

FLAT ROOF SNOW LOAD ^{a,b}	WIND DESIGN (V_{ult})				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER-LAYMENT REQUIRED ^{d,e}	FLOOD HAZARDS ^f	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed ^b (mph)	Topographic effects	Special Wind Region	Wind-borne debris zone		Weathering	Frost line Depth	Termite					
30/40	130 Exp. C (min)	NO	YES	NO	B	Severe	30 inches (762 mm)	Slight to moderate	0°F (-18°C)	YES	12/18/1986	1,000	45°F (7°C)
MANUAL J DESIGN CRITERIA													
<u>Elevation</u>	<u>Latitude</u>	<u>Winter heating</u>	<u>Summer cooling</u>	<u>Altitude correction factor</u>	<u>Indoor design temperature</u>	<u>Design temperature cooling</u>	<u>Heating temperature difference</u>						
-Varies ^e	-38°N	0°F (-18°C)	-90°F (32°C)	0.8-	-72°F (22°C)	75°F (24°C)	-72°F (22°C)						
<u>Cooling temperature difference</u>	<u>Wind velocity heating</u>	<u>Wind velocity cooling</u>	<u>Coincident wet bulb</u>	<u>Daily range</u>	<u>Winter humidity</u>	<u>Summer humidity</u>	<u>Cooling temperature difference</u>						
-	-15 mph	-7.5 mph	-60°F (16°F)	-H	-30%	-30%	-15°F (-9°C)						

- a. ~~a.~~ For buildings or structures with a *grade plane* below 7,000 ft (2,134 m) elevation, *the ground snow load (p_g) shall be 43 pounds per square foot and the flat roof snow load (p_f) shall be 30 pounds per [RL96]square foot (1,436 N/m²) of horizontal projected area.*
- b. For buildings or structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation, *the ground snow load (p_g) shall be 57 pounds per square foot and the flat roof snow load (p_f) shall be 40 pounds per [RL97]square foot (1,436 N/m²) of horizontal projected area.*
- c. *Ultimate design wind speed (V_{ult}) per ASCE 7-16, refer to Table R301.2.1.3 of the *International Residential Code, 2021 Edition* for conversion to nominal design wind speed (V_{asd}) as used in previous version of ASCE 7.*
- a. ~~Required only for buildings and structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation. For all buildings and structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation, the flat roof snow load (p_f) shall be 40 pounds per square foot (1,915-N/m²) of horizontal projected area. [RL98]~~
- d. ~~b.~~ *Ultimate design wind speed (V_{ult}) per ASCE 7-10, refer to Table R301.2.1.3 of the *International Residential Code, 2015 Edition* for conversion to nominal design wind speed (V_{asd}) as used in previous version of ASCE 7.*
- e. ~~c.~~ *Required only for buildings and structures with a *grade plane* at or above 7,000 ft (2,134 m) elevation. Based on elevation of specific construction site.*
- f. See SECTION RBC313 - of this Code for additional information.

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RBC303.4.4-RBC303.4.3 Section R301.2.1.4 Exposure category. Delete category "1. Exposure B".

RBC303.4.5-RBC303.4.4 Section R302.1 Exterior walls. Add the following exceptions:

6. Where a fire resistance rated projection is provided, soffit vents shall be of fire resistance construction and approved for use. The following modifications to R302.1 shall apply to exterior walls of single family dwellings only:

7. Vent terminations including but not limited to dryer vents, bath exhaust, and appliance vents may be unprotected.

~~303.~~
6.303 A fire resistance rating is not required on projections 18" (457.2 mm) or less measured from the point at which fire-resistant wall protection is required.

~~6.303~~ The underside of the projection shall be protected with an approved minimum $7/16"$ (11.11mm) sheeting. Finish materials are not limited.

~~6.303~~ Where provided, soffit vents shall be of fire resistance construction and approved for use by the Building Official.

~~6.303~~ Vent terminations including but not limited to dryer vents, bath exhaust and appliance vents may be unprotected.

~~RBC303.4.11 Section R302.2~~ ^[RL99]
Townhouses. Add the following after the third sentence:

NFPA 13D systems shall be considered equivalent to systems designed in accordance with Section P2904 of the International Residential Code, 2015 Edition.

~~RBC303.4.13-RBC303.4.5 Section R302.5.1 Opening protection.~~ At the end of the second sentence delete ", equipped with a self-closing device". Delete the third sentence.

~~RBC303.4.14-RBC303.4.6 Table R302.6 Dwelling/garage fire separation.~~ Delete and replace with the following:

TABLE R302.6.

DWELLING/GARAGE SEPARATION

SEPARATION ^{a, b}	MATERIAL
From dwelling unit and attics.	Not less than 1/2-inch gypsum board or equivalent applied to the garage side.
From habitable space above the garage.	Not less than 5/8-inch Type X gypsum board or equivalent applied <u>at to</u> the garage side.
Structure(s) supporting floor-ceiling assemblies required by this section.	Not less than 1/2-inch gypsum board or equivalent applied to the garage side.
Detached garages located less than 63 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of the accessory structure.

- a. In lieu of these requirements, any wall or floor-ceiling assembly with a fire resistance rating of one hour or greater from the garage side may be used.
- b. Garages attached to the residence by means of a covered breezeway where not more than 50 percent of the perimeter of the breezeway is enclosed may be considered detached.

RBC303.4.15-RBC303.4.7 Section R302.13 Fire protection of floors. Delete exception 2 and replace with the following:

2. Floor assemblies located directly over a crawl space.^[RL100]

RBC303.4.8 Section R305.1 Minimum height. Add the following exception:

5. *Habitable spaces created in existing dwellings shall have ceiling heights of not less than 6 feet, 8 inches (2032 mm), except that the ceiling height at obstructions shall not be less than 6 feet, 4 inches (1930 mm) from the finished floor.*

Existing finished ceiling heights in non-habitable spaces in basements shall not be reduced.^[RL101]

~~RBC303.4.16-RBC303.4.9 Section R305.1.1 Basements.~~ Delete and replace with the following:

Minimum height in unfinished basements. Unfinished basements shall have a ceiling height of not less than 7 feet, 1 1/2 inches (2,171.7 mm). The required ceiling height shall be measured from the unfinished floor to the underside of floor joists.

Exception: Beams, girders, ducts or other obstructions may project up to 8 inches

(203.2 mm) below the required ceiling height.

~~RBC303.4.17~~ **RBC303.4.10 Section R309.1 Floor surface.** Add the following exception after the second paragraph:

Exception: The floor surface shall not be required to slope when the foundation is in accordance with exception 2 of ~~s~~Section ~~RBC303.4.33~~ **RBC303.4.30** of this Code.

~~RBC303.4.18~~ **RBC303.4.11 Section R310.1 Emergency escape and rescue required.** Add the following after the first paragraph:

Unfinished portions of basements exceeding 500 square feet (46.5 m²) in gross area but less than 1000 square feet (92.9 m²) in gross area shall be provided with one *emergency escape and rescue opening*. For each additional 500 square feet (46.5 m²) in gross floor area or fraction thereof, one additional *emergency escape and rescue opening* shall be provided.

RBC303.4.12 Section R310.4.2 Ladder and steps. Add the following exception:

Exception: Window wells with a depth exceeding 44 inches in unfinished basements and portions thereof need only be equipped with one permanently affixed ladder at final inspection regardless of the number of emergency escape and rescue openings.

RBC303.4.13 Section R310.4.3 Drainage. Delete and replace with the following:

R310.4.3 Drainage. Where required by the soils test, window wells shall be designed for proper drainage by connecting to the building foundation drain.

RBC303.4.14 Section R310.7.1.1 Existing sill height. Insert a new section as follows:

R310.7.1.1 Existing window sill height. Sill height for existing *emergency escape and rescue openings* shall not be greater than 44 inches above the floor for *dwelling*s issued a building permit prior to adoption of this Code.^[RL102]

~~RBC303.4.19 Section R310.2.1 Minimum opening area.~~ Revise the exception to "Exception 1."

-Add the following exception:

~~2.~~ Existing emergency escape and rescue openings with a clear opening of not less than 4.5 square feet (4,181 cm²) are permitted to remain as a means of emergency egress in dwellings issued a building permit prior to August 1, 2011.^[RL103]

~~RBC303.4.22~~ **RBC303.4.15 Section R310.27.31.2 Existing window area wells.**

Insert a new section as follows Add the following exception:

R310.7.1.2 Existing area wells. Exception: Existing window wells with a minimum horizontal projection of 30 inches (762 mm) are permitted to remain as a means component of the emergency escape and rescue openings egress in dwellings issued a building permit prior to January 1, 2000.^[RL104]

~~RBC303.4.23 Section R310.2.3.1 Ladder and steps.~~ Add the following exception:

~~Exception:~~ Window wells with a depth exceeding 44 inches in unfinished basements and portions thereof need only be equipped with one permanently affixed ladder at final inspection regardless of the number of emergency escape and rescue openings.

~~RBC303.4.25 Section R310.2.3.2 Drainage.~~ Delete and replace with the following:

R310.2.3.2 Drainage. Where required by the soils test, window wells shall be designed for proper drainage by connecting to the building foundation drain.

~~RBC303.4.27 Section R310.2.4 Emergency escape windows under decks and porches.~~ Delete and replace with the following:

R310.2.4 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 occur:

303. 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.

303. 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.^[RL105]

~~RBC303.4.31 Section R310.4 Bars, grilles, covers and screens.~~ Add the following after the first sentence:

The force required for normal operation of any device shall not exceed 30 pounds.^[RL106]

~~RBC303.4.33~~ **RBC303.4.16 Section R311.3.2 Floor elevations for other exterior doors.** Revise the exception to "Exception 1."

Add the following exception:

2. When more than two risers are required landing length at the exterior side of the door may be reduced to 18 inches (457.2

mm), provided the door does not swing over the stairway. Maximum height of the reduced landing shall not exceed 30 inches (762 mm) above adjacent grade.

RBC303.4.34 Section R311.7.8.2

Continuity. Add the following exception:

- ~~3. Where a handrail supported by a wall terminates and a new handrail along the same stairway is then supported by a guard, continuity is not required provided the terminus of the handrail supported by the wall is flush with or overlaps the vertical wall surface in which the handrail supported by the guard terminates.~~

RBC303.4.17 Section R311.7.1 Width.

Revise the exception to "Exception 1."

Add the following exception:

2. Existing stairs and handrails not otherwise being altered or modified shall be permitted to maintain their current clear width at, above, and below existing handrails but shall not be less than 30 inches (762 mm), in width at any point.^[RL107]

RBC303.4.18 Section R311.7.2 Headroom.

Add the following exception:

3. Headroom height on existing stairs being altered or modified shall not be reduced below the existing stairway finished headroom. Existing stairs not otherwise being altered shall be permitted to maintain the current finished headroom but not less than 6 feet 4 inches (1930 mm) at any point.^[RL108]

RBC303.4.19 Section R311.7.6 Landings for stairways.

Revise the exception to "Exception 1."

Add the following exception:

2. Landings serving existing stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Existing stairs not otherwise being altered shall be permitted to maintain the current landing depth and width but not less than 30 inches (762 mm) at any point.^[RL109]

RBC303.4.20 Section R311.7.8.4

Continuity. Add the following exception:

3. Where a handrail supported by a wall terminates and a new handrail along the same stairway is then supported by a guard, continuity is not required provided the terminus of the handrail supported by the wall is flush with or overlaps the vertical

wall surface in which the handrail supported by the guard terminates.

RBC303.4.36 RBC303.4.21 Section R312.2 Window fall protection. Delete

RBC303.4.37 RBC303.4.22 Section R313.1 Townhouse automatic fire sprinkler systems. Revise the exception to "Exception 1."

Add the following exception:

2. An automatic residential fire sprinkler system shall not be required in townhouses with four or less attached units when separated in accordance with Section R302.2.2, Item 2 of the *International Residential Code, 2015-2021* Edition.

RBC303.4.38 RBC303.4.23 Section R313.2 One- and two-family dwellings automatic fire systems. Delete.

RBC303.4.39 RBC303.4.24 Section R315.2.2 Alterations, repairs and additions. Delete "Exception 2 and 3."

RBC303.4.40 RBC303.4.25 Section R317.1 Location required.

~~Item-2.~~ At the end of the last sentence add the following: "or less than 2" (51 mm) from a concrete slab or similar surface". ~~Delete and replace with the following:~~

3. All exterior wood framing members that are less than 6 inches (152.4 mm) from exposed ground or less than 2 inches (51 mm) from a concrete slab or similar surface.

~~Item-7.~~ Modify as follows:

Delete "Wood furring strips or other wood" and replace with "Structural wood"

~~7. 8. Delete.~~

RBC303.4.41 RBC303.4.26 Section R318 PROTECTION AGAINST SUBTERRANEAN TERMITES. Add the following under the heading of this Section:

This Section is to be used for reference only.

RBC303.4.42 RBC303.4.27 Section R319.1 Address numbers. Delete and replace with the following:

R319.1. Premises identification. Street addressing shall be in accordance with ~~Section SECTION RBC312 - RBC312~~ of this Code.

RBC303.4.43 RBC303.4.28 Section R320.1 Scope. Add the following after the first sentence:

See also ~~C.R.S §Colorado Revised Statutes Title 9, Section~~ 9-5-105.

RBC303.4.44-RBC303.4.29 Section R321.1

Elevators. Delete and replace with the following:

R321.1. Elevators. Where provided, passenger elevators, limited-use/limited-applications elevators or private residence elevators shall comply with SECTION RBC310 - Section RBC310 of this Code.

RBC303.4.45-RBC303.4.30 Section R322

FLOOD-RESISTANT CONSTRUCTION. Delete and replace with the following:

R322.1 General. Buildings and structures constructed in whole or in part in flood hazard area (as defined by Section RBC313.6 RBC313.6) shall comply with SECTION RBC313 - Section RBC313 of this Code.

RBC303.4.46 Section R323 STORM SHELTERS. Add the following under the heading of this Section:

~~This Section is to be used for reference only. [RL110]~~

RBC303.4.48-RBC303.4.31 Section R3267.1

General. Delete and replace with the following:

R3267.1 General. The design and construction of pools and spas shall comply with SECTION RBC314 - Section RBC314 of this code.

RBC303.4.32 Section R329.2 Installation.

Delete and replace with the following:

R329.2 Installation. The installation of stationary engine generators shall be in an approved location and in accordance the listing, the manufacturer's installation instructions, and SECTION RBC307 - of this code.

RBC303.4.49-RBC303.4.33 Section

R401.1.1 Insert a new section as follows:

R401.1.1. Design professional required. Construction documents for foundation systems and/or components regulated by this section shall be sealed by a design professional licensed by the State of Colorado.

Exceptions:

1. One-story, detached, enclosed, non-habitable, accessory structures Freestanding, ~~enclosed, accessory structures~~ with an area of 2400 square feet (~~18-637.2~~ m²) or less; and an eave height of 10 feet (3,048 mm) or less;
2. Single One-story, enclosed, detached light-frame construction, wood-frame accessory structures not more than 750 square feet (69.7 m²) in area with a thickened edge monolithic slab

extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil;

3. Decks, open patio covers, gazebos, carports, and similar structures set on unreinforced concrete piers; and
4. Patio cover enclosures built in accordance with Appendix AH of the International Residential Code, 2015 2021 Edition.

RBC303.4.50-RBC303.4.34 Section R401.4

Soil tests. Delete and replace with the following:

R401.4. Soil tests. A soil test shall be required to determine the soil's characteristics for each building or structure regulated by this Code. This test shall be made and a subsequent report produced by a registered design professional licensed by the State of Colorado.

Exception: A soil test is not required for buildings or structures whose foundation system construction documents are not required to be sealed by a registered design professional in accordance with Section RBC303.4.33 of this Code. ~~R401.1.1 of the International Residential Code, 2015 Edition.~~

RBC303.4.35 Section R401.4.2 Compressible or shifting soil. Delete. ~~Table~~

RBC303.4.51-RBC303.4.36 Table R402.2 Minimum specified compressive strength of concrete. Delete footnote d and replace with the following:

- d. Concrete shall be air entrained as required by either the soils test or the foundation design.

RBC303.4.52-RBC303.4.37 Section

R403.1.4.1 Frost protection. Delete the ~~three~~ two (32) exceptions and replace with the following:

Exceptions:

1. One-story, detached, enclosed, non-habitable, accessory structures Freestanding, ~~enclosed accessory structures~~ with an area of 2400 square feet (~~18-637.2~~ m²) or less and an eave height of 10 feet (3,048 mm) or less shall be permitted to be supported directly on grade or by an approved method.
2. Ramps, stairs and detached, uncovered decks with a walking surface no greater than 24 inches (609.6 mm) above grade at any point within 36 inches (1,067 mm) horizontally from the edge of the walking surface may be supported directly on grade or by an approved method.

3. Detached landings in conjunction with a temporary set modular or manufactured home less than 32 square feet (2.97 m²) and a walking surface no higher than 42 inches at any point within 36 inches (1,067 mm) horizontally from the edge of the deck may be supported directly on grade by or an approved method.
4. ~~Single~~One-story detached, enclosed light-frame construction, accessory structures~~wood frame accessory structures~~ not more than 750 square feet (69.7 m²) in area with a thickened edge monolithic slab extending a minimum of 12 inches (304.8 mm) below grade not retaining any soil.

RBC303.4.38 Section R403.1.8 Foundations on expansive soils. Delete "Section 1808.6 of the *International Building Code*" and replace with "the soils test recommendations as required per Section RBC303.4.34 of this Code".

RBC303.4.39 Section R404.1.1 Design required. Delete and replace with the following:

401.4 of the International Residential Code, 2015 Edition."

~~RBC303.4.54 Section R404.1.1 Design required. Delete~~

~~RBC303.4.55 R404.1.1. Design professional required. Construction documents for concrete or masonry foundation walls and/or components regulated by this section shall be sealed by a registered design professional licensed by the State of Colorado.~~^[RL111]

~~RBC303.4.56 Section R404.1.2 Design of masonry foundation walls.~~ Delete the second sentence.^[RL112]

~~RBC303.4.57 Section R404.4 Retaining walls.~~ Delete and replace with the following:

~~R404.4. Retaining walls.~~ Retaining walls that do not meet the criteria set forth by Section RBC105.2.1, Item 5 of this code shall be designed to ensure stability against overturning, sliding, excessive foundation pressure, and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning and shall be sealed by a design professional licensed in the State of Colorado.^{[RL113][RL114]}

RBC303.4.59 Section R405.1 Concrete or masonry foundation walls. Insert the following before the first sentence:

RBC303.4.40

Unless otherwise specified by the soils test,

RBC303.4.41 Section R405.2.3 Drainage system. Delete.

~~RBC303.4.62 RBC303.4.42 Section~~

~~R405.1-2.3~~ Insert a new section as follows:

R405.1-2.3 Foundation drainage systems.

When a foundation peripheral drain is required by the soils test report and the system is not capable of positive gravity drainage to daylight; a collection sump shall be provided on the interior or exterior of the building. The sump shall be at least 24 inches (609.6 mm) in diameter or 20 square inches (129 cm²), shall extend at least 24 inches (609.6 mm) below the bottom of the basement floor and shall be capable of mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved underdrain system or to daylight. An electrical receptacle installed in accordance with ~~the SECTION RBC307 - of this code Electrical Code~~ shall be provided within 24 inches (609.6 mm) of the sump pit. When provided on the interior, discharge piping installed in accordance with ~~the SECTION RBC306 - of this code Plumbing Code~~ shall be provided to discharge a minimum ^[RL115]of 6 inches (152.4 mm) from the exterior of the foundation wall above grade.

RBC303.4.43 Section R408.7 Flood resistance. Delete and replace with the following:

R408.7 Flood resistance. Buildings located in flood hazard areas shall be designed in accordance with SECTION RBC313 - of this code.

~~RBC303.4.63 RBC303.4.44 Section~~

R505.1.1 Applicability limits. Delete and replace with the following:

R505.1.1. Application and design professional required. The provisions of this section shall control the construction of steel floor framing. Construction documents shall be sealed by a registered design professional licensed by the State of Colorado.

~~RBC303.4.64 RBC303.4.45 Section~~ **R506.1**

General. Delete the second sentence and replace with the following:

Concrete slab-on-ground floors shall be a minimum 3.5 inches (88.9 mm) thick and in accordance with the soils test per Section RBC303.4.34 R401.4 of ~~the International Residential Code, 2015 Edition~~this code.

~~RBC303.4.65 RBC303.4.46 Section~~

R506.2.2 Base. Delete the exception and replace the following:

Exception: A base course is not required unless specified by the soils test per RBC303.4.34 Section R401.1 of the International Residential Code, 2015 Edition; this code.

RBC303.4.47 Section R506.2.3 Vapor retarder. Delete exceptions 1 through 4-2 and replace with the following:

Exception: The vapor retarder is not required for the following:

1. Detached, non-habitable, accessory structures.

RBC303.4.66-2. Driveways, walks, patios, carports, and other similar flatwork.

1-3. Unless specifically required by the soils test. [RL116]

RBC303.4.67-RBC303.4.48 Section R507.2 9 Deck ledger connection to band joist. Delete and replace with the following:

R507.2-9 Deck ledger connection to structure. For decks supporting a total design load of 50 pounds per square foot (2,394 Pa) [40 pounds per square foot (1915 Pa) live load plus 10 pounds per square foot (479 Pa) dead load] shall be in accordance with this section, Tables R507.29.1.3(1) and R507.29.1.3-1(2), and Figures R507.29.1.3-1(1) and R507.2-19.1.3(2). The ledger shall be a minimum 2-inch by 8-inch (51 mm by 203mm) nominal, pressure-preservative-treated southern yellow pine, or pressure-preservative-treated hem fir, or approved naturally durable, No 2 grade lumber. For other grades, species, connection details and loading conditions the ledger connection shall be designed in accordance with Section R301.

RBC303.4.68-RBC303.4.49 Table R507.29.1.3(1) Deck Ledger Connection to Band Joist. Delete and replace with the following:

TABLE R507-2.9.1.3(1)

DECK LEDGER TO STRUCTURE CONNECTION
(Deck live load = 40 psf, deck dead load = 10psf) ^e

JOIST SPAN	MINIMUM NUMBER OF FASTENER(S) AND SIZE ^{b, c, d, f, g, h}				
	STUD		RIM JOIST ^a		
	16" o.c.	24" o.c.	12" o.c.	16" o.c.	24" o.c.
6' and less	(1) 7/16"	(2) 5/16"	(1) 3/8"	(1) 3/8"	(2) 3/8"
6'-1" to 8'	(2) 5/16"	(2) 7/16"	(1) 3/8"	(2) 3/8"	(2) 3/8"
8'-1" to 10'	(2) 3/8"	(2) 7/16"	(2) 3/8"	(2) 3/8"	(3) 3/8"
10'-1" to 12'	(2) 7/16"	(3) 7/16"	(2) 3/8"	(2) 3/8"	(3) 3/8"
12'-1" to 14'	(2) 7/16"	(3) 7/16"	(2) 3/8"	(3) 3/8"	(4) 3/8"
14'-1" to 16'	(3) 3/8"	(4) 3/8"	(2) 3/8"	(3) 3/8"	(4) 3/8"

- a. The tip of the lag screw shall extend beyond the inside face of the rim joist. Through bolts shall be provided with a plate washer at the inside face of the rim joist.
- b. Ledger shall be tight to exterior face the exterior the wall. Ledgers may be spaced with an approved product or a connection designed in accordance with accepted engineering practice.
- c. Ledgers shall be flashed and or sealed at the top to prevent water from contacting the rim joist.
- d. Alternative ledger connections shall be sized for 120% of live and dead loads.
- e. Deck ledger shall not be attached to an un-supported rim unless such connection is designed in accordance with accepted engineering practice.
- f. Rim joist material shall be 2" nominal lumber or minimum 1 1/8" engineered wood product. When solid sawn deck ledgers are attached to a 1 inch thick or less engineered wood product, the ledger attachment shall be designed in accordance with accepted engineering practice.
- g. Wood structural panel sheathing, gypsum board sheathing, and approved siding materials shall be permitted between the ledger and rim joist provided distance between the face of the rim and face of the ledger does not exceed 1 inch.
- h. Deck ledgers shall not be supported on stone or masonry veneer.

RBC303.4.50 Section R507.10 Exterior guards. Delete

RBC303.4.69-RBC303.4.51 Section R602.3 Design and construction. Delete the exception.

RBC303.4.70-RBC303.4.52 Table R602.3.1 Stud size, height and spacing.

Exceptions:

2. In the first sentence, delete "Where ground snow loads are less than or equal to 25 pounds per square foot" and replace with "Where flat roof snow loads are less than or equal to 40 pounds per square foot".

2-3. Delete the third sentence.

RBC303.4.71-RBC303.4.53 Table R602.3(5)

Stud size, height and spacing. Add the following footnotes applicable to Table R602.3(5).

- d. This table is invalid for structures with cementitious toppings exceeding 13 pounds per square foot (622 N/m²).

~~At openings in walls, (such as windows), for each stud removed to allow for the opening, a minimum of 1/2 of a stud must be placed at each side of the opening.~~

~~Listed heights are distances between lateral supports placed perpendicular to the plane of the wall.~~[RL117]

RBC303.4.54 Section Table R602.3(6) Alternate wood bearing wall stud size, height, and spacing. Add the following footnote applicable to Table R602.3(6).

- d. This table is invalid for structures with cementitious toppings exceeding 13 pounds per square foot (622 N/m²).

RBC303.4.74-RBC303.4.55 Section

R602.3.4 Bottom (sole) plate. Add the following after the first paragraph:

Wood sole and sill plates supporting floors shall be installed in accordance with this section and shall not be stacked more than two plates high for nominal 2 x 4 plates nor more than three plates high for nominal 2 x 6 or larger plates including the sole plate unless a specific design is provided by a *registered design professional* licensed by the State of Colorado.

RBC303.4.75-RBC303.4.56 Section

R602.5.1 Insert a new section as follows:

Section R602.5.1 Interior nonbearing walls on slab. Interior nonbearing walls on non-structural concrete slabs shall be constructed to accommodate slab movement in accordance with the soils test.

Exception: In the absence of a soils test walls shall be constructed in a manner to allow for a minimum of 1 1/2 inch (38.1 mm) vertical movement.

~~**RBC303.4.76 Section R602.6 Drilling and notching studs.** Add the following:~~

- ~~3. Studs having holes or notches larger than required to accommodate the piping shall be replaced or satisfactorily repaired. Where holes larger than indicated above are required to accommodate the piping in nonbearing studs, the studs may be reinforced by the addition of 0.1046 inch thick (2.657 mm) (12 ga.) x 1 1/2 inch wide~~

~~(38.1 mm) steel straps fastened to each side of the stud with four (4) 16d nails. Where holes or notches larger than allowed above are required to accommodate the piping in bearing studs, engineering calculations shall be submitted to show that the stresses allowed by this section are not exceeded under the design loads.~~[RL118]

RBC303.4.78-RBC303.4.57 Section

R603.1.1 Applicability limits. Delete and replace with the following:

R603.1.1. Application and design professional required. The provisions of this Section shall control the construction of exterior wall framing and interior load bearing steel wall framing. Construction documents shall be sealed by a *registered design professional* ~~design professional~~ licensed by the State of Colorado.

RBC303.4.79-RBC303.4.58 Section

R606.1.1 Professional registration not required. Delete and replace with the following:

R606.1.1. Application and design professional required. The provisions of this Section shall control the construction of exterior masonry wall construction and interior load bearing masonry wall construction. Construction documents shall be sealed by a *registered design professional* ~~design professional~~ licensed by the State of Colorado.

RBC303.4.80-RBC303.4.59 Section R608.1

General. Delete the last sentence and replace with the following:

Construction documents shall be sealed by a *registered design professional* ~~design professional~~ licensed by the State of Colorado.

RBC303.4.81-RBC303.4.60 Section R610.1

General. Delete and replace with the following:

R610.1. Application and design professional required. The provisions of this Section shall control the construction of exterior structural insulated panel walls and interior load-bearing structural insulated panel walls. Construction documents shall be sealed by a *registered design professional* ~~design professional~~ licensed by the State of Colorado.

~~**RBC303.4.82 Section R702.7 Vapor retarders.** In the first sentence, delete zone "5".~~

RBC303.4.61 Table R702.7(2) VAPOR RETARDER OPTIONS. In the third row of the table add *climate zone 5* and delete *climate zone 5* from the fourth row.

~~RBC303.4.62 Section R704.1 General wind limitations.~~ Delete and replace with the following:

~~R704.1 General wind limitations.~~ Soffits shall comply with Section R704.2. ^[RL119]

~~RBC303.4.83-RBC303.4.63 Section R801.3 Roof drainage.~~ Delete and replace with the following:

~~R801.3 Roof drainage.~~ All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface or approved drainage system at least 3 feet (914.4 mm) from foundation walls or greater if required by the soils report.

~~RBC303.4.84-RBC303.4.64 Section~~

~~R804.1.1 Applicability limits.~~ Delete and replace with the following:

~~R804.1.1-~~ **Application and design professional required.** The provisions of this Section shall control the construction of steel roof framing. Construction documents shall be sealed by a ~~registered design professional design professional~~-licensed by the State of Colorado.

~~See Appendix D of this Code for additional modifications to Section 902.1 of the International Residential Code, 2021 Edition, by the City of Colorado Springs. ^[RL120]~~

~~RBC303.4.65 Section R905.1.1 Underlayment.~~ Delete exception 1 and replace with the following:

Exceptions:

- ~~1. A single layer of self-adhering polymer-modified bitumen underlayment bearing a label indicating compliance with ASTM D1970 shall be an alternative to the underlayment requirements of Table R905.1.1(2) for roof covering installed in accordance with R905.2. ^[RL121]~~

~~RBC303.4.86-RBC303.4.66 Section~~

~~R905.2.9-~~ Insert a new section as follows:

~~R905.2.9. 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.~~

~~See Appendix D of this Code for additional modifications to section 902.1 of the International Residential Code, 2015 edition, by~~

~~the City of Colorado Springs.~~

~~RBC303.4.88-RBC303.4.67 Section R905.7.5 Application.~~ Add the following after the first paragraph:

Face nailing of wood 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 a soldier course is provided over the flashing to nail through.~~

~~RBC303.4.89-RBC303.4.68 Section~~

~~R905.8.6 Application.~~ Add the following after the first paragraph:

Face nailing of wood shakes shall be as permitted for wood shingles.

~~RBC303.4.90-RBC303.4.69 Section~~

~~R908.2.1-~~ Insert a new section as follows:

~~R9078.2.1-~~ **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 ~~registered design professional design professional~~-licensed by the State of Colorado shall be submitted demonstrating that the structure will accommodate the increased total roof dead load.

~~RBC303.4.91-RBC303.4.70 Section R908.3~~

~~Roof Replacement.~~ Renumber "Exception" to "Exception 1" and add the following:

Exceptions:

- ~~2. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.~~
- ~~3. Metal panel, metal shingle and concrete and clay tile roof coverings shall be permitted to be installed over existing wood shake roofs where applied in accordance with Section 908.4.~~

~~RBC303.4.92-RBC303.4.71 Section~~

~~R908.3.1 Roof-recover.~~ Delete.

~~RBC303.4.93-RBC303.4.72 Section~~

~~R1003.9.2 Spark arrestors.~~ Delete the first sentence and replace with the following:

Spark arrestors shall be installed on all masonry chimneys and meet all of the following requirements:

RBC303.4.94-RBC303.4.73 Section

M1305.1.43 Appliances under floors. At the end of the first paragraph add the following:

Access to *appliances* in under floor spaces shall not be through a garage unless the access is provided with a solid weather-stripped door equipped with an approved self-closing device, and all combustion air is outdoor combustion air.

RBC303.4.74 Section M1305.1.3.2.1 Existing dwellings and structures. Insert a new section as follows:

M1305.1.3.2.1 Existing dwellings and structures. Where a new pit is required in existing dwellings for replacement *appliances* and the depth of the pit is no more than 48 inches (1219 mm) below adjoining grade, pit walls may be constructed in accordance with Section R404.2 unless supporting a surcharge or grade slope greater than 2 units horizontal to 1 unit vertical. [RL122]

RBC303.4.95-RBC303.4.75 Section M1408 VENTED FLOOR FURNACES. Delete and replace with the following:

M1408 Vented floor furnaces. Vented floor furnaces are prohibited.

RBC303.4.96-RBC303.4.76 Section

M1411.89 Locking access port caps. Delete

RBC303.4.97-RBC303.4.77 Section M1413 EVAPORATIVE COOLING EQUIPMENT. Delete

RBC303.4.78 Section M1502.4.2 Duct installation. Add the following exception:

Exception: Exhaust ducts installed in accordance Section 504.9.2 of the *International Mechanical Code, 2021 Edition*. [RL123]

RBC303.4.98-RBC303.4.79 Section

M1503.46 Make up air required. In the first sentence delete "400 cubic feet per minute (0.19m³/s)" and replace with "800 cubic feet per minute (0.38m³/s)".

ReNUMBER "Exception" to "Exception 1" and add the following: Add the following exception:

Exception:

2. Exhaust hood systems located within a dwelling in which all fuel fired appliances contained within the dwelling's thermal envelope are direct vent (sealed combustion).

RBC303.4.80 Section M1504.3 Exhaust openings. Add the following:

~~—Bath exhaust openings may terminate not less than 3 feet (914 mm) from mechanical air intake openings. [RL124]~~Section

~~M1601.1.1 Above-ground duct systems. Delete item 7.~~

4.

RBC303.4.81 Section M1601.1.1 Above-ground duct systems. Delete item 7.

RBC303.4.99-RBC303.4.82 Section

M2101.10 Tests. In the first sentence delete "100 pounds per square inch (689 kPa)" and replace with "50 pounds per square inch (345 kPa)".

RBC303.4.100-RBC303.4.83 Section

M2103.4 Testing. Delete and replace with the following:

~~M2103.10-4 Testings.~~ Piping or tubing to be embedded shall be tested with liquid or air to at least 50 pounds per square inch (345 kPa) greater than the operating pressure.

RBC303.4.101-RBC303.4.84 Section

M2105.28 Testing. Add the following after the last sentence:

Testing results from an approved third party shall be provided at time of inspection.

RBC303.4.102-RBC303.4.85 Section

G2406.2 Prohibited locations. Delete items 3 and 4.

Item 5, add the following after the end of the second sentence:

"or other adjacent spaces meeting indoor combustion air requirements of Section G2407.5"

Add the following item:

7. The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose, the door to the bedroom or bathroom is fully louvered, the door to the appliance room is fully louvered, all combustion air may be taken from indoors in accordance with Section G2407.5.

RBC303.4.103-RBC303.4.86 Section

G2412.5.1 Insert a new section as follows:

G2412.5.1 Elevated gas pressure pipe identification. Gas piping systems on the discharge side of the Gas Purveyors regulator/meter with pressures exceeding 1/2 (psi) shall be identified with labels marked Medium Pressure. Pressures exceeding 5 (psi) shall be identified with labels marked High Pressure. Piping shall be labeled every 10 feet.

~~RBC303.4.104 RBC303.4.87 Section G2414.5.24.3~~ **Copper and or copper--alloy tubing.** Delete and replace with the following:

~~G2414.5.24.3~~ **Copper and or copper--alloy tubing.** Copper and copper alloy tubing shall not be used on natural gas systems.

~~RBC303.4.105 RBC303.4.88 Section G2415.11~~ **Protection against corrosion.** Add the following at the end of the first paragraph:

Underground piping systems shall be installed using only listed Polyethylene Plastic or Corrugated Stainless Steel.

Exceptions:

1. Metallic tubing (type L copper) may be used in underground LP gas systems
2. ~~Metallic piping may be used in underground systems with prior approval.~~^[RL125]

~~RBC303.4.106 RBC303.4.89 Section G2415.12~~ **Minimum burial depth.** Delete "12 inches (304.8 mm)" and replace with "18 inches (457.2 mm)".

~~RBC303.4.107 Section G2417.1.2~~ **Repairs and additions.** Delete the second paragraph and replace with the following:

~~Minor repairs and additions are not required to be pressure tested provided that the piping is accessible, limited a maximum of eight joints and has a total developed length of not greater than 10 feet (3,048 mm).~~^[RL126]

~~RBC303.4.108 RBC303.4.90 Section G2417.4.1~~ **Test pressure.** Delete and replace with the following:

~~G2417.4.1~~ **Test pressure and duration.** Test pressure shall be observed by the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not greater than ~~three five~~ times the test pressure and shall be in accordance with the following:

Pipe Type	Test pressure	Duration of test in minutes	Testing method
Threaded Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen
Welded Pipe	60 psi (414 kPa)	30	Air, CO2, Nitrogen
Corrugated Stainless Steel Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen

~~RBC303.4.109 RBC303.4.91 Section G2417.4.2~~ **Test duration.** Delete.

~~RBC303.4.110 RBC303.4.92 Section G2417.7.17.41~~ **Removal from service Interruption of service.** Delete and replace with the following: Insert a new section as follows:

~~G2417.7.41.1~~ **Interruption of service.** In the event that existing service is shut off or the meter is removed for more than one (1) calendar year, the piping shall be retested in accordance section G2417.4.1 of this code.^[RL127]

~~RBC303.4.111 RBC303.4.93 Section G2419~~ **Drips and Sloped Piping.** Delete.^[RL128]

~~RBC303.4.112 Section G2427.5.5.1~~ **Chimney lining.** Delete the exception.^[RL129]

~~RBC303.4.94 Section G2425.7~~ **Connection to fireplace.** Delete and replace with the following:

~~G2425.7~~ **Connection to fireplace.** Connection of *appliances* to chimney flues serving fireplaces shall not be permitted.

~~RBC303.4.95 Table G2427.4~~ **Type of venting system to be used.** Delete "single wall metal pipe" throughout the Table.

~~RBC303.4.113 RBC303.4.96 Section G2427.7~~ **Single-wall metal pipe.** Delete and replace with the following:

~~G2427.7~~ **Single-wall metal pipe.** Single-wall metal pipe vents are prohibited.

~~RBC303.4.114 Section AH101.2~~ **Permitted uses.** Add the following after the second sentence:

~~Enclosed patios shall not be conditioned by any heating or cooling means.~~

~~RBC303.4.115 RBC303.4.97 Section G2432.4~~ Insert a new section as follows:

~~G2432.4~~ **Fireplace doors.** Fireplace openings containing decorative gas appliances shall be equipped with glass doors or automatic dampers.

~~RBC303.4.116 Section G2433~~ **LOG LIGHTERS.** Delete and replace with the following:

~~G2433~~ **Log lighters.** Log lighters are prohibited.^[RL130]

~~RBC303.4.117 RBC303.4.98 Section G2437~~ **FLOOR FURNACES.** Delete and replace with the following:

~~G2437~~ **Floor furnaces.** Floor furnaces are prohibited.

~~RBC303.4.118 RBC303.4.99 Section 2445.2~~ **G2445 UNVENTED ROOM HEATERS.**

~~Prohibited use.~~ Delete and replace with the following:

~~G2445.2 Unvented room heaters.~~ ~~Prohibited use.~~ Unvented room heaters are prohibited. ~~within a dwelling unit.~~[RL131]

RBC303.4.100 Section AH101.2 Permitted uses. Add the following after the second sentence:

Enclosed patios shall not be conditioned by any heating or cooling means.[RL132]

~~RBC303.4.119 RBC303.4.101 Section~~

AH105.2 Footings. Delete and replace with the following:

AH105.2 Footings. Patio covers shall be permitted to be supported on a slab on grade without footings, provided the slab conforms to the provisions of Section R506 of this code and columns spaced a minimum of 6 feet on center do not support live and dead loads in excess of 750 pounds (3.34 kN) per column.

DRAFT

SECTION RBC304 - MECHANICAL CODE

RBC304.1 SHORT TITLE. This section will be known and cited as the Mechanical Code.

RBC304.2 SCOPE. The Mechanical Code shall regulate the design, installation, maintenance and alteration of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This Code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed therein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by Section 305 of this Code.

RBC304.3 CODES ADOPTED BY REFERENCE.

There is hereby adopted by reference the International Mechanical Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, ~~2015-2021~~ 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. The above Code is being adopted as if set out at length, to include Appendix A, except the following sections which are declared to be ~~inapplicable-non-applicable to the jurisdiction~~ and are therefore expressly deleted:

1. Chapter 1, Administration
2. Appendix B, Recommended Permit Fee Schedule
- ~~2-3.~~ Appendix C, Board of Appeals.

RBC304.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC304.4.1 Section 303.3 Prohibited locations. Delete exceptions 1, 2, 3 and replace with the following:

Exceptions:

1. *Direct-vent appliances* installed in accordance with the conditions of its listing and the manufacturer's instructions.
2. Vented room heaters, wall furnaces, vented gas fireplaces, vented gas fireplace heaters and vented decorative appliances for installation in vented solid fuel-burning fireplaces are installed in rooms that meet the required volume criteria of Section 304.5 of the *International Fuel Gas Code, 2015-2021 e* Edition.
3. All combustion air shall be taken directly from the outdoors in accordance with Section 304.6 of the *International Fuel Gas Code, 2021 Edition or other adjacent*

~~spaces meeting indoor combustion air requirements in Section 304.5 of the *International Fuel Gas Code, 2021 Edition. Appliances installed in a room or space that opens only into a bedroom or bathroom, such room or space is used for no other purpose and is provided with a solid weather stripped door equipped with an approved self-closing device. All combustion air shall be taken directly from the outdoors in accordance with Section 304.6 or other adjacent spaces meeting indoor combustion air requirements in Section 304.5 of the *International Fuel Gas Code, 2015 edition.**~~

RBC304.4.2 Section 401.4 Intake opening location. Add the following:

5. Bath exhaust openings may terminate not less than 3 feet (914 mm) from mechanical air intake openings. [RL133]

RBC304.4.3 Section 501.3 Exhaust discharge. Add the following exception:

4. The *Building Official* may approve an alternative design for environmental air exhaust discharge that accounts for factors such as height above adjoining grade, horizontal distance from walkways, horizontal distance from property lines and / or the public right of way, filtering of exhaust air, or other elements of the design or the site conditions that affect the exhaust air quality. [RL134]

RBC304.4.4 Section 501.3.1 Location of exhaust outlets. Add the following exception to item number 3:

Exception: Bath exhaust openings may terminate not less than 3 feet (914 mm) from mechanical air intake openings. [RL135]

RBC304.4.2-RBC304.4.5 Section 512.1 General. Add the following exception:

Exception: Radon Systems.

RBC304.4.6 Section 601.5 Return air openings. Delete item 1 and replace with the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of any *appliance* or Type I hood located in the same room or space.

RBC304.4.3-RBC304.4.7 Section 801.10 Connection to fireplace. Delete and replace with the following:

801.10 Connection to fireplace. Connection of *appliances* to *chimney* flues serving fireplaces shall not be permitted.

~~RBC304.4.4~~**RBC304.4.8 Section 901.1 Scope.** Delete “and ~~factory-built~~factory-built fireplaces” from the first sentence.

~~RBC304.4.5 Section 901.3 Hazardous locations.~~ Delete.

~~RBC304.4.6 Section 902.2 Fireplace accessories.~~ Delete.

~~RBC304.4.7 Section 903 FACTORY BUILT FIREPLACES.~~ Delete.

~~RBC304.4.8 Section 904 PELLET FUEL-BURNING APPLIANCES.~~ Delete.

~~RBC304.4.9 Section 905 FIREPLACE STOVES AND ROOM HEATERS.~~ Delete. [RL136]

~~RBC304.4.10~~**RBC304.4.9 Section 910 FLOOR FURNACES.** Delete and replace with the following:

910 Floor furnaces. Floor furnaces are prohibited.

~~RBC304.4.11~~**RBC304.4.10 Section 1001.1 Scope.** Delete Exception 7.

~~RBC304.4.12~~**RBC304.4.11 Section 1101.109 Locking access port caps.** Delete

~~RBC304.4.12 Section 110810.1 General.~~ Renumber “Exception” to “Exception 1” and add the following:

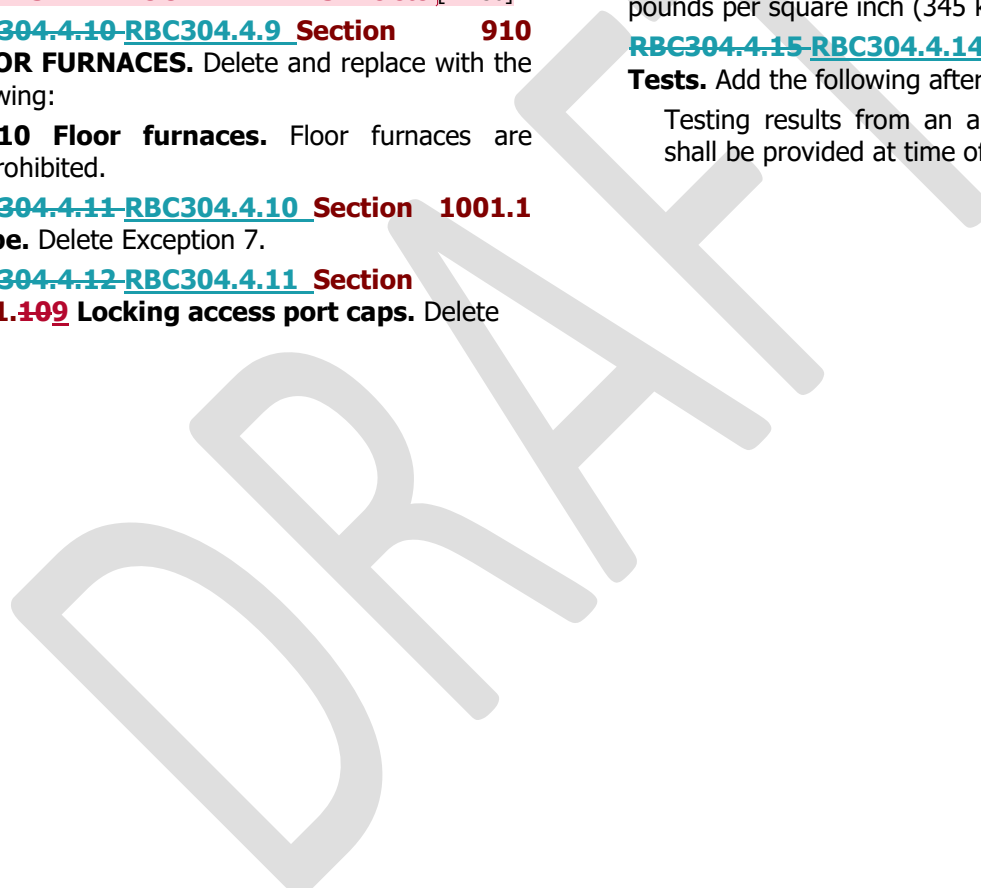
~~RBC304.4.13-Exceptions:~~Add the following exception:

4.2. Refrigeration systems serving dwelling units, not exceeding 5 tons of refrigeration capacity, field piped using approved factory-charged line sets without joints concealed within building construction, and terminating within 5 feet (1,524 mm) of the coil/condenser.

~~RBC304.4.14~~**RBC304.4.13 Section 1208.1 General.** In the first sentence delete “100 pounds per square inch (689 kPa)” and replace with “50 pounds per square inch (345 kPa)”.

~~RBC304.4.15~~**RBC304.4.14 Section 1210.10 Tests.** Add the following after the last sentence:

Testing results from an approved third party shall be provided at time of inspection.



SECTION RBC305 - FUEL GAS CODE

RBC305.1 SHORT TITLE. This section will be known and cited as the Fuel Gas Code.

RBC305.2 SCOPE. The Fuel Gas Code shall apply to the installation of fuel-gas *pipng* systems, fuel-gas utilization equipment and related accessories in accordance with Sections RBC305.2.1 through RBC305.2.3 of this Code.

RBC305.2.1 Piping systems. These regulations cover *pipng* systems for natural gas with an operating pressure of 125 pounds per square inch gauge (psig) (862 kPa gauge) or less, and for LP-gas with an operating pressure of 20 pounds per square inch (psig) (140 kPa gauge) or less, except as provided in Section 402.67.1 of the *International Fuel Gas Code, 2015-2021* Edition. Coverage shall extend from the *point of delivery* to the outlet of the equipment shutoff valves. *Pipng* systems requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

RBC305.2.2 Gas uUtilization eEquipment. Requirements for gas utilization equipment and related accessories shall include installation, combustion and ventilation air, and venting and connections to *pipng* systems.

RBC305.2.3 Systems and eEquipment outside the Scope. This Code shall not apply to the following:

1. Portable LP-gas *appliances* and *equipment* of all types that is not connected to a fixed fuel *pipng* system.
2. Installation of farm *appliances* and *equipment* such as brooders, dehydrators, dryers and irrigation *equipment*.
3. Raw material (feedstock) applications except for *pipng* to special atmosphere generators.
4. Oxygen-fuel gas cutting and welding systems.
5. Industrial gas applications using gases such as acetylene and acetylenic compounds, hydrogen, ammonia, carbon monoxide, oxygen and nitrogen.
6. Petroleum refineries, pipeline compressor or pumping stations, loading terminals, compounding plants, refinery tank farms and natural gas processing plants.
7. Integrated chemical plants or portions of such plants where flammable or combustible liquids or gases are produced by, or used in, chemical reactions.

8. LP-gas installations at utility gas plants.
9. Liquefied natural gas (LNG) installations.
10. Fuel gas *pipng* in power and atomic energy plants.
11. Proprietary items of *equipment*, apparatus or instruments such as gas-generating sets, compressors and calorimeters.
12. LP-gas *equipment* for vaporization, gas mixing and gas manufacturing.
13. Installation of LP-gas systems for railroad switch heating.
14. Installation of hydrogen gas, LP-gas and compressed natural gas (CNG) systems on vehicles.
15. Except as provided in Section 401.1, gas *pipng*, meters, gas pressure regulators and other appurtenances used by the serving gas supplier in the distribution of gas, other than undiluted LP-gas.
16. Building design and construction, except as specified herein.
17. *Pipng* systems for mixtures of gas and air within the flammable range with an operating pressure greater than 10 psig (69 kPa gauge).
18. Portable fuel cell appliances that are neither connected to a fixed *pipng* system nor interconnected to a power grid.

RBC305.3 CODE ADOPTED BY REFERENCE.

There is hereby adopted by reference the International Fuel Gas Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015-2021 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. The Code is being adopted as if set out at length, to include the International Fuel Gas Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
- ~~2.~~ Appendix E, Board of Appeals

RBC305.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC305.4.1 Section 303.3 Prohibited locations. Delete items 3 and 4.

Item 5, add the following after the end of the second sentence:

"or other adjacent spaces meeting indoor combustion air requirements of Section 3054.4.5"

RBC305.4.2 Section 401.5.1 Insert a new section as follows:

401.5.1 Elevated gas pressure pipe identification. Gas piping systems on the discharge side of the Gas Purveyors regulator/meter with pressures exceeding 1/2 (psi) shall be identified with labels marked Medium Pressure. Pressures exceeding 5 (psi) shall be identified with labels marked High Pressure. Piping shall be labeled every 10 feet.

RBC305.4.3 Section 403.43.3 Copper and copper alloy. Delete and replace with the following:

403.43.3 Copper and copper alloy. Copper and copper alloy ~~pipe~~ piping shall not be used on natural gas systems.

RBC305.4.4 Section 403.54.23 Copper and copper alloy tubing. Delete and replace with the following:

403.54.23 Copper and copper alloy tubing. Copper and copper alloy tubing shall not be used on natural gas systems.

~~**RBC305.4.5 Section 403.11 Plastic pipe, joints and fittings.** Delete item 3 and replace with the following:~~

~~3. Compression type mechanical joints are prohibited.~~ [RL137]

RBC305.4.6 RBC305.4.5 Section 404.911 Protection against corrosion. Add the following at the end of the first paragraph:

Underground *piping* systems shall be installed using only listed Polyethylene Plastic or Corrugated Stainless Steel.

Exceptions:

1. Metallic tubing (type L copper) may be used in underground LP gas systems
- ~~2. Metallic piping may be used in underground systems with prior approval.~~ [RL138]

~~**RBC305.4.7 RBC305.4.6 Section 404.102 Minimum burial depth.** Delete "12 inches~~

(304.8 mm)" and replace with "18 inches (457.2 mm)".

~~**RBC305.4.8 Section 404.10.1 Individual outside appliances.** Delete.~~ [RL139]

~~**RBC305.4.9 Section 406.1.2 Repairs and additions.** Delete the second paragraph and replace with the following:~~

~~Minor repairs and additions are not required to be pressure tested provided that the piping is accessible, limited to a maximum of eight joints and has a total developed length no greater than 10 feet (3,048 mm).~~ [RL140]

~~**RBC305.4.10 RBC305.4.7 Section 406.4.1 Test pressure.** Delete and replace with the following:~~

~~**406.4.1 Test pressure and duration.** Test pressure shall be observed by the code official. Necessary apparatus for conducting tests shall be furnished by the permit holder. Mechanical gauges used to measure test pressure shall have a range such that the highest end of the scale is not greater than ~~three-five~~ times the test pressure and shall be in accordance with the following:~~

Pipe Type	Test pressure	Duration of test in minutes	Testing method
Threaded Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen
Welded Pipe	60 psi (414 kPa)	30	Air, CO2, Nitrogen
Corrugated Stainless Steel Pipe	10 psi (69 kPa)	15	Air, CO2, Nitrogen

~~**RBC305.4.11 RBC305.4.8 Section 406.4.2 Test duration.** Delete.~~

~~**RBC305.4.12 RBC305.4.9 Section 406.67.4.5** Insert a new section as follows:~~

~~**406.6.57.4 Interruption of service.** In the event that existing service is shut off or the meter is removed for more than six (6) months, the *piping* shall be retested in accordance Section 406.4.1 of the *International Fuel Gas Code, 2015-2021* Edition.~~ [RL141]

~~**RBC305.4.13 RBC305.4.10 Section 408 Drips and Sloped Piping.** Delete.~~

~~**RBC305.4.14 Section 410.3.1 Vent piping.** Add the following:~~

~~Vent piping located inside a structure, shall be rigid metallic pipe complying with Section 403.4 of the International Fuel Gas Code, 2015 Edition.~~^[RL142]

RBC305.4.11 Section 416.1 Overpressure Protection—Devices~~Where required.~~
DeleteAdd the following exception.

RBC305.4.15 Exception: Where overpressure protection devices are provided by the serving gas supplier.^[RL143]

RBC305.4.12 Section 501.7 Connection to fireplace. Delete and replace with the following:

501.7 Connection to fireplace. Connection of *appliances* to chimney flues serving fireplaces shall not be permitted.

RBC305.4.16 RBC305.4.13 Table 503.4 Type of venting system to be used. Delete "single-wall metal pipe" throughout the Table.

RBC305.4.17 Section 503.5.6.1 Chimney lining. Delete the exception.^[RL144]

RBC305.4.18 RBC305.4.14 Section 503.7 Single-wall metal pipe. Delete and replace with the following:

503.7 Single-wall metal pipe. Single-wall metal pipe vents are prohibited.

RBC305.4.19 RBC305.4.15 Section 503.10.2.2 Vent connectors located in unconditioned areas. Delete the exception.

RBC305.4.20 RBC305.4.16 Section 504.2.9 Chimney and vent locations. Delete the second paragraph and items 1 through 6.

RBC305.4.21 Section 504.3.20 Chimney and vent locations. Delete the second paragraph and items 1 through 5.

RBC305.4.17

RBC305.4.22 RBC305.4.18 Section 602.4. Insert a new section as follows:

602.4 Fireplace Doors. Fireplace openings containing decorative gas appliances shall be equipped with glass doors or automatic dampers.

RBC305.4.23 Section 603 LOG LIGHTERS. Delete and replace with the following:

603 Log lighters. Log lighters are prohibited.^[RL145]

RBC305.4.24 RBC305.4.19 Section 609 FLOOR FURNACES. Delete and replace with the following:

609 Floor furnaces. Floor furnaces are prohibited.

RBC305.4.25 RBC305.4.20 Section 621.2.2 Prohibited use. Delete and replace with the following:

612.2621.2 Prohibited use Prohibited use. Unvented room heaters shall be prohibited within a dwelling unit.~~within a dwelling unit.~~

SECTION RBC306 - [RL146] PLUMBING CODE

RBC306.1 SHORT TITLE. This section will be known and cited as the Plumbing Code.

RBC306.2 CODE ADOPTED BY REFERENCE.

There is hereby adopted by reference the Colorado Plumbing Code of the Department of Regulatory Agencies, 1560 Broadway, Suite 1360, Denver Colorado, 80202, current edition within twelve (12) months after adoption by the ~~State of~~ Colorado State Plumbing Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.

~~See Appendix D of this Code for additional modifications to Section 306.2 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs. [RL147]~~

DRAFT

SECTION RBC307 - ELECTRICAL CODE

RBC307.1 SHORT TITLE. This section will be known and cited as the Electrical Code.

RBC307.2 CODES ADOPTED BY REFERENCE.

There is hereby adopted by reference the National Electrical Code of the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, ~~2014-current~~ edition within twelve (12) months after adoption by the ~~State of Colorado~~ State Electrical Board along with all revisions, modifications and exceptions thereto made by such Board. Three copies of the Code are now filed in the office of the Clerk of the Jurisdiction and may be inspected during regular business hours. The Code is being adopted in its entirety.]

[RL148]

~~See [RL149] Appendix D of this Code for additional modifications to Section 307.2 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs.~~

~~**RBC307.3 ELECTRICAL SIGNS.** Electrical signs shall be subject to permits and inspections. [RL150]~~

~~**RBC307.4 REGISTRATION OF FIRE ALARM CONTRACTORS.** Fire alarm contractors shall be registered in accordance with Section RBC208 of this Code and shall obtain permits in accordance with Section RBC105 of this Code. [RL151]~~

DRAFT

SECTION RBC308 - ENERGY CONSERVATION CODE

RBC308.1 SHORT TITLE. This section will be known and cited as the Energy Conservation Code.

RBC308.2 SCOPE. The Energy Conservation Code shall apply in accordance with Section 101.2 of the International Energy Conservation Code, ~~2015-2021~~ Edition as follows:

1. Section C101.2 for *commercial buildings*
2. Section R101.2 for *residential buildings*

RBC308.3 CODE ADOPTED BY REFERENCE. There is hereby adopted by reference the International Energy Conservation Code, ~~2015 Edition~~, of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, ~~2015-2021~~ 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. The Code is being adopted as if set out at length, to include the International Energy Conservation Code ~~Appendices, save and except the following which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted.~~

1. Appendix CA, CB, CC.

RBC308.3-2. Appendix RA, RB, RC.~~ix~~[RL152]

RBC308.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC308.4.1 Section C103.1 General. Delete and replace with the following:

C103.1. General. Construction documents and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a design professional licensed in the State of Colorado or by qualified persons as approved by the Building Official.

Exception: The Building Official is authorized to waive the requirements for construction documents or other supporting data if the Building Official determines they are not necessary to confirm compliance with this code.

RBC308.4.2 Section C1074~~[RL153]~~ **FEES.** Delete.

RBC308.4.3 Section C1089 [RL154] **STOP WORK ORDER.** Delete.

RBC308.4.4 Section C10910 [RL155] **BOARD OF APPEALS.** Delete.

RBC308.4.5 Section C202 GENERAL DEFINITIONS Delete the definition of **CHANGE OF OCCUPANCY** and replace with the following:

CHANGE OF OCCUPANCY. A Change of Occupancy shall comply with Section RBC110.1.2 of this Code.~~[RL156]~~

RBC308.4.6 Table C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD. Delete and replace with the following:

**Table C402.1.3
OPAQUE THERMAL ENVELOPE INSULATION
COMPONENT MINIMUM REQUIREMENTS,
R-VALUE METHOD^{a,i}**

	CLIMATE ZONE 5	
	All other	Group R
Roofs		
Insulation entirely above roof deck	R-30 _{ci}	R-30 _{ci}
Metal buildings ^b	R-19 + R-11 LS	R-19 + R-11 LS
Attic and other	R-38	R-49
Walls, above grade		
Mass ^g	R-11.4 _{ci}	R-13.3 _{ci}
Metal building	R-13 + R-13 _{ci}	R-13 + R-13 _{ci}
Metal framed	R-13 + R-7.5 _{ci}	R-13 + R-7.5 _{ci}
Wood framed and other	R-13 + R-3.8 _{ci} or R-20	R-13 + R-7.5 _{ci} or R-20 + R-3.8 _{ci}
Walls, below grade		
Below-grade wall ^d	R-7.5 _{ci}	R-7.5 _{ci}
Floors		
Mass ^e	R-10 _{ci}	R-12.5 _{ci}
Joist/framing	R-30	R-30
Slab-on-grade floors		
Unheated slabs	R-10 for 24" below	R-10 for 24" below
Heated slabs ^h	R-15 for 36" below + R-5 full slab	R-15 for 36" below + R-5 full slab

For SI: 1 inch = 25.4 mm.

ci = Continuous Insulation. LS = Linear System.

a. Assembly descriptions can be found in ANSI/ASHRAE/IESNA 90.1 Appendix A.

b. Where using R-value compliance method, a thermal spacer block shall be provided, otherwise use the U-factor compliance method in Table C402.1.4.

c. Not applicable.

d. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.

e. "Mass floors" shall be in accordance with Section C402.2.3.

f. Not applicable.

g. "Mass walls" shall be in accordance with Section C402.2.2.

- h. The first value is for the perimeter insulation and the second value is for the slab insulation. Perimeter insulation is not required to extend below the bottom of the slab.
- i. Not applicable to garage doors. See Table C402.1.4.

RBC308.4.5 C402.4.2 Minimum skylight fenestration area. Delete "Exception 1" and replace with the following:

- 1. Buildings in *Climate Zones* 5 through 8.

RBC308.4.7 Section Table C402.1.4 OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD. Delete and replace with the following:

**Table C402.1.4
OPAQUE THERMAL ENVELOPE ASSEMBLY
MAXIMUM REQUIREMENTS, U-FACTOR
METHOD^{a,b}**

	CLIMATE ZONE 5	
	All other	Group R
Roofs		
Insulation entirely above roof deck	U-0.032	U-0.032
Metal buildings	U-0.035	U-0.035
Attic and other	U-0.027	U-0.021
Walls, above grade		
Mass ^d	U-0.090	U-0.080
Metal building	U-0.052	U-0.052
Metal framed	U-0.064	U-0.064
Wood framed and other ^c	U-0.064	U-0.064
Walls, below grade		
Below-grade wall ^c	C-0.119	C-0.119
Floors		
Mass ^d	U-0.074	U-0.064
Joist/framing	U-0.033	U-0.033
Slab-on-grade floors		
Unheated slabs	F-0.54	F-0.54
Heated slabs ^f	F-0.79 0.64	F-0.79 0.64
Opaque doors		
Swinging door ^h	U-0.37	U-0.37
Garage door <14% glazing ⁱ	U-0.31	U-0.31

For SI: 1 inch = 25.4 mm.

ci = Continuous Insulation, LS = Linear System.

- a. Where assembly C-, F- and U-factors are established in ANSI/ASHRAE/IESNA 90.1 Appendix A, such opaque assemblies shall be a compliance alternative where those values meet the criteria of this table, and provided that the cladding system on walls, complies with the appropriate construction details from ANSI/ASHRAE/IESNA 90.1 Appendix A.
- b. Where U-factors have been established by testing in accordance with ASTM C1363, such opaque assemblies shall be a compliance alternative where those values meet the criteria of this table. The R-value of continuous insulation shall be permitted to be added to or subtracted from the original tested design.
- c. Where heated slabs are below grade, below-grade walls shall comply with the exterior insulation requirements for heated slabs.
- d. "Mass floors" shall be in accordance with Section C402.2.3.
- e. Not applicable.

- f. The first value is for the perimeter insulation and the second value is for the full slab insulation.
- g. "Mass walls" shall be in accordance with Section C402.2.2.
- h. Swinging door U-factors shall be determined in accordance with NFRC-100.
- i. Garage doors having a single row of fenestration shall have an assembly U-factor less than or equal to 0.44 provided that the fenestration area is not less than 14 percent and not more than 25 percent of the total door area.

RBC308.4.8 Table C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS. Delete and replace with the following:

**Table C402.4
BUILDING ENVELOPE FENESTRATION
MAXIMUM U-FACTOR AND SHGC
REQUIREMENTS**

CLIMATE ZONE 5		
Vertical fenestration		
U-factor		
Fixed fenestration	0.38	
Operable fenestration	0.45	
Entrance doors	0.77	
SHGC		
	Fixed	Operable
PF < 0.2	0.38	0.33
0.2 < PF < 0.5	0.46	0.40
PF > 0.5	0.61	0.53
Skylights		
U-factor	0.50	
SHGC	0.40	

PF = Projection Factor.

RBC308.4.9 Section C406.1 Additional energy efficiency credit requirements. In the first sentence delete "10 credits" and replace with "5 credits".

RBC308.4.10 Section C406.1.1 Tenant Spaces. In the first sentence delete "5 credits" and replace with "2 credits".

RBC308.4.11 Section C503.1 General Delete Exception 5 and replace with the following:

- 5. Roof replacement.[RL157]

RBC308.4.12 SECTION C505 CHANGE OF OCCUPANCY OR USE. Delete the title and replace with "CHANGE OF OCCUPANCY".[RL158]

RBC308.4.6-RBC308.4.13 Section R103.1 General. Delete and replace with the following:

R103.1. General. Construction documents and other supporting data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a design professional licensed in the State of Colorado or by qualified persons as approved by the Building Official.

Exception: The Building Official is authorized to waive the requirements for construction documents or other supporting data if the Building Official determines they are not necessary to confirm compliance with this code.

RBC308.4.7 RBC308.4.14 Section R107 R104 FEES. Delete

RBC308.4.8 RBC308.4.15 Section R1089 STOP WORK ORDER. Delete.

RBC308.4.16 Section R10910 BOARD MEANS OF APPEALS. Delete.

RBC308.4.9 [RL159]

RBC308.4.10 Section R402.1 General (Prescriptive). Add the following exception:

- 4. ~~Detached accessory structures in conjunction with one and two family dwellings not intended for human occupancy.~~

RBC308.4.11 Section R402.1.1 Vapor retarder. Delete [RL160]

RBC308.4.12 RBC308.4.17 Table R402.1.2 MAXIMUM ASSEMBLY U-FACTORS AND FENESTRATION INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT. Delete and replace with the following: Under the "Basement Wall R-Value" Column for Climate Zone 5 delete "15/19" and replace with "10/13".

RBC308.4.18 Table R402.1.43 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT EQUIVALENT U-FACTORS. Under the "Basement Wall U-Factor" Column for Climate Zone 5 delete 0.050 and replace with 0.059 Delete and replace with the following:

TABLE R402.1.2 [RL161]

MAXIMUM ASSEMBLY U-FACTORS^a AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC ^c	CEILING U-FACTOR	WOOD FRAME WALL U-FACTOR	MASS WALL U-FACTOR ^b	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
5	0.32	0.55	NR	0.026	0.06	0.082	0.033	0.050	0.055

NR = Not Required.

- a. Non-fenestration U-factors shall be obtained from measurement, calculation, or an approved method.
- b. Mass walls shall be in accordance with R402.2.5. Where more than half the insulation is on the interior, the mass wall U-factor shall not exceed 0.065.
- c. The SHGC column applies to all glazed fenestration.

TABLE R402.1.3 [RL162]

INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^b	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^c	MASS WALL R-VALUE ^d	FLOOR R-VALUE ^e	BASEMENT WALL R-VALUE ^f	SLAB R-VALUE & DEPTH ^g	CRAWL SPACE WALL U-FACTOR ^f
5	0.32 [RL163]	0.55 [RL164]	NR [RL165]	49 [RL166]	20 or 13+5ci [RL167]	13/17	30	19 or 15ci or 13+5ci	10, 2 [RL168]	19 or 15ci or 13+5ci

For SI: 1 foot = 304.8 mm.

NR = Not Required

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value shall not be less than the R-value specified in this table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. The first value is the cavity insulation, the second value is the continuous insulation, so "20 or 13+5ci" means R-20 cavity insulation or R-13 cavity insulation plus R-5 continuous insulation.
- d. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- e. Or insulation sufficient to fill the framing cavity. R-19 minimum.
- f. "19 or 15ci or 13+5ci" means R-19 cavity insulation on the interior of the wall, or R-15 continuous insulation on the interior or exterior of the wall, or R-13 cavity insulation plus R-5 continuous insulation.
- g. R-5 shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab-edge insulation for heated slabs shall not be required to extend below the slab.

RBC308.4.13 [RL169]

RBC308.4.14 Section R402.4 Air leakage (Mandatory). Add the following exception:

Exception: R-2 occupancies which comply with Section C402.5. [RL169]

~~**RBC308.4.15 Section R402.4.1.2 Testing.** In the first sentence delete “three air changes per hour in Climate Zones 3 through 8.” and replace with “five air changes per hour in Climate Zones 3 through 8.”[RL170]~~

~~**RBC308.4.16 Section R402.4.4 Rooms containing fuel-burning appliances.** Add the following exception:~~

- ~~3. Fuel-burning appliances equipped with a listed power vent approved for the specific application as approved by the Building Official.[RL171]~~

~~**RBC308.4.19 Section R402.4.6 Electrical and communication outlet boxes.** Delete.~~

~~**RBC308.4.17 Section R403.4 Mechanical system piping insulation (Mandatory).** Add the following exception:~~

~~**Exception:** Mechanical system piping or portions thereof located completely inside the *building thermal envelope*.[RL172]~~

~~**RBC308.4.18 Section R403.5.1.1 Circulation systems.** Add the following exception:~~

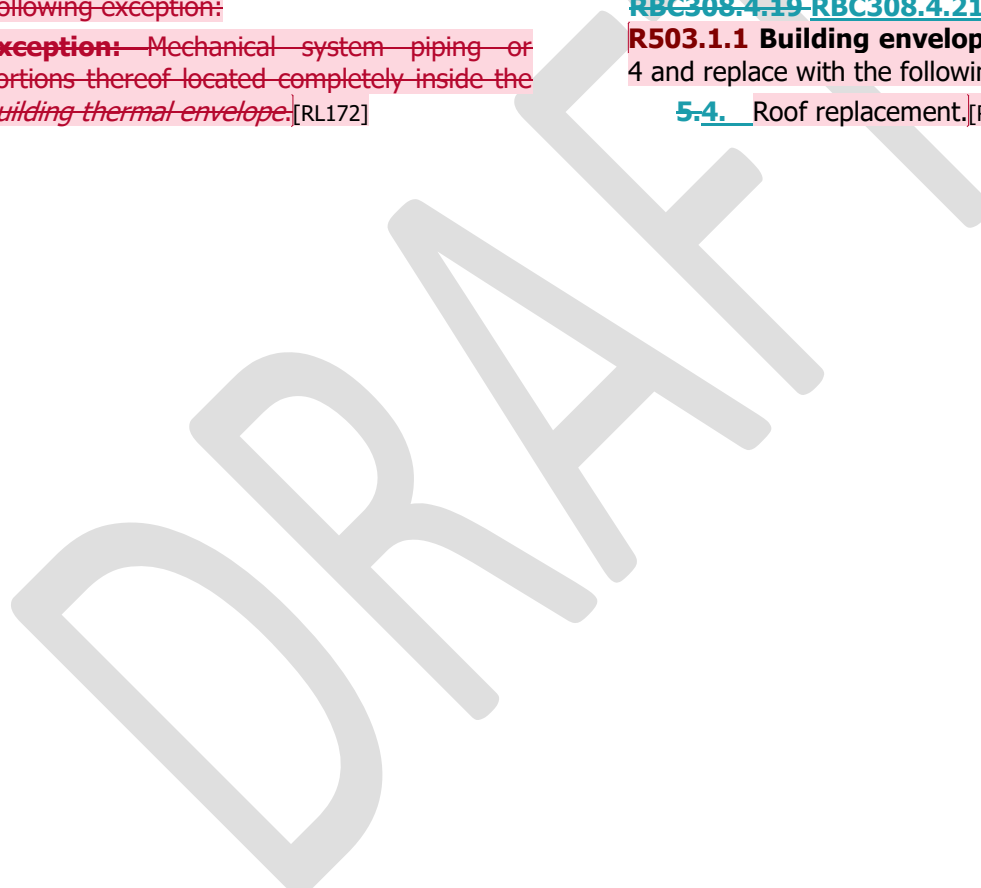
~~**Exception:** Circulation pumps that automatically maintain the desired temperature in the hot water piping system in accordance with the demand of heated water within the occupancy.[RL173]~~

~~**RBC308.4.20 Section R404.1 Lighting equipment.** Delete and replace with the following:~~

~~**R404.1 Lighting equipment.** Not less than 90% off all permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain high-efficacy lighting sources.[RL174]~~

~~**RBC308.4.19-RBC308.4.21 Section R503.1.1 Building envelope.** Delete Exception 4 and replace with the following:~~

- ~~**5.4.** Roof replacement.[RL175]~~



SECTION RBC309 - MANUFACTURED BUILDING CODE

RBC309.1 SHORT TITLE. This section will be known and cited as the Manufactured Building Code.

RBC309.2 SCOPE. This section shall regulate the installation, relocation, placement, additions, alterations, remodeling, and repairs of manufactured homes (HUD code units), factory built home (UBC/IRC code units) and factory built commercial buildings (UBC/IBC code units).

Exception: Construction trailers set for the sole purpose of sheltering construction management activity on a future or active construction site.

RBC309.3 AUTHORITY. The Building Official shall have the authority to declare the Jurisdiction a Participating Jurisdiction under the state of Colorado Manufactured Housing Installation Program.

RBC309.4 PROHIBITED STRUCTURES. Mobile homes and units manufactured prior to 1976 shall not be installed or relocated within the Jurisdiction.

See Appendix C of this Code for an exception to this section within the unincorporated areas of El Paso County by the Board of County Commissioners of El Paso County, Colorado.

RBC309.5 IDENTIFICATION.

RBC309.5.1 Manufactured Homes (HUD). Each section of each home manufactured under the federal manufactured home construction and safety standard shall contain a label issued by the inspection agency. The label shall indicate that the manufacturer has certified that the home meets the applicable standards and that the construction process has been monitored by a third party inspection agency.

Manufactured homes bearing an approved HUD label shall be accepted in all localities as meeting the requirements of C.R.S. 24-32-701 which supersede the building codes of counties, municipalities and state agencies for the original installation only.

RBC309.5.2 Factory-built Residential and Commercial Units. Each factory built unit is constructed to the ~~uniform series of codes or the~~ International series of codes and the National Electrical Code. The unit shall bear an insignia issued by the State of Colorado Division of Housing. The insignia indicates that the manufacturer has certified that the unit is built in compliance with Colorado standards and that the construction process has been monitored by a third party inspection agency.

RBC309.6 PERMITS.

RBC309.6.1 Mobile Home Parks. Manufactured homes certified by the U.S.

Department of Housing and Urban Development (HUD certified manufactured home) located in a mobile home park as permitted by the Zoning Code of the Jurisdiction, as applicable, shall be issued permits by the Building Official, subject to the requirements of this Code. The permit shall apply only to the HUD certified manufactured home for which it was obtained and shall not run with the land as a permitted use. Prior to the occupation of any HUD certified manufactured home in a mobile home park, the manufactured home shall be inspected by the Building Official and shall be in conformance with the requirements of this Code.

RBC309.6.2 Private Land. HUD certified manufactured homes, factory-built units as defined in C.R.S. 31-23-301(5)(a)(1), as amended, certified by the Division of Housing of the State of Colorado in accord with C.R.S. 24-32-703(3), as amended, and 8 CCR 1302-3 (Factory Built Housing Construction Certification Code of Colorado) may be located on private land as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures, a building permit shall be issued by the Building Official, subject to the requirements of this Code.

RBC309.6.3 Other Forms of Land. Manufactured buildings may be located on any other form of land not addressed in Sections ~~RBC309.6.1~~ ~~RBC309.6.1~~ or ~~RBC309.6.2~~ ~~RBC309.6.2~~ of this Code as permitted by the Zoning Code of the Jurisdiction, as applicable. Prior to placement of these structures, a building permit shall be issued by the Building Official, subject to the requirements of this Code.

RBC309.7 CONSTRUCTION DOCUMENTS.

Construction documents shall be submitted for review and approval in accordance with SECTION RBC106 - ~~Section RBC106~~ of this Code for all manufactured buildings prior to the issuance of permits.

~~RBC309.7~~

RBC309.8 DESIGN.

RBC309.8.1 Manufactured Homes. Each manufactured home (HUD) shall bear a data plate affixed in a permanent manner in a location as required by the State of Colorado Division of Housing near the main electrical panel, master bedroom closet, laundry room or other readily accessible and visible location. The data plate shall contain the name of the manufacturer, the design/approval agency, factory-installed equipment and the wind, roof load, and thermal zones for which the unit was constructed.

Data plates of manufactured homes (HUD) installed in the State of Colorado shall indicate the following minimum design criteria:

WIND ZONE:	ZONE 1
THERMAL:	ZONE 3
ROOF LOADS:	MIDDLE (30 PSF)

No manufactured home (HUD) shall be installed if any criteria do not meet these minimum requirements.

Special snow load conditions: Homes installed in heavy snow fall areas shall comply with one of the following requirements:

1. The home shall be shown to have been constructed for the proven snow load;
2. The owner shall show proof of having an approved snow removal maintenance program;
3. A protective shelter built in accordance with the Building Code shall be provided over the home, not connected to the home.

RBC309.8.2 Factory-Built Units. Factory built units bearing a factory seal shall be accepted in all locations as meeting the requirements of C.R.S 24-32-701 as amended. Factory-built units shall meet the snow and wind load requirements for the specific home site.

RBC309.9 FOUNDATIONS AND SETS.

RBC309.9.1 Permanent Foundations. A permanent foundation (permanent set) is a foundation system designed to support the unit and comply with all applicable provisions of the Building Code. This system shall be designed by a design professional licensed by the State of Colorado.

RBC309.9.2 Non-permanent Foundations. A non-permanent foundation (temporary set) is a foundation system designed to support the unit in accordance with the manufacturer's installation

instructions or, if manufacturer's installation instructions are not available^[RL176], the installation shall be in accordance with 8 CCR 1302 - 14 as amended.~~NCSBCS/ ANSI A225.1-1994 shall be used.~~

Exception. Factory-built commercial buildings qualifying as a temporary building in accordance with SECTION RBC107 - SECTION RBC107 of this Code shall have a support layout designed by a professional-registered design professional licensed by the State of Colorado. The foundation is not required to meet the frost depth requirements of the Building Code.

RBC309.10 INSTALLATIONS.

RBC309.10.1 Unit Installations.

RBC309.10.1.1 Permanent Foundations. All units placed on a permanent foundation shall comply with the requirements of this Code.

RBC309.10.1.2 Non-Permanent Foundations. Manufactured homes (HUD) placed on a non-permanent foundation shall be installed in accordance with the manufacturer's installation instructions.^[RL177] If manufacturer's installation instructions are not available^[RL178], the installation shall be in accordance with 8 CCR 1302 - 14 as amended.~~If instructions for used homes are not available, NCSBCS/ANSI A225.1-1994 shall be used.~~

RBC309.10.2 Systems.

RBC309.10.2.1 Electrical. All electrical connections shall be compatible with the services provided. Any modifications shall be performed by properly licensed and registered ^[RL179] persons and inspected prior to connection. All field installed electrical systems shall conform to the requirements of the SECTION RBC307 - of this Code~~Electrical Code.~~

RBC309.10.2.2 Heating. All field installed mechanical systems to include gas appliances and piping shall conform to the requirements of the SECTION RBC304 - Mechanical Code and SECTION RBC305 - of this Code~~the Fuel Gas Code.~~

RBC309.10.2.3 Plumbing. All plumbing connections shall be compatible with the services provided. Any modifications shall be performed by properly licensed and registered ^[RL180] persons and inspected prior to connection. All field installed plumbing systems shall conform to the requirements of the SECTION RBC306 - of this Code~~Plumbing Code.~~

RBC309.10.3 Utilities.

RBC309.10.3.1 Utilities Connected. All units shall be supplied with appropriate utilities including but not limited to gas, sewer, water and electrical.

Exception: Units used for storage only.

RBC309.10.3.2 Public Utilities. All units connected to a public utility shall conform to the requirements of the utility purveyor.

RBC309.10.3.3 Private Utilities. All units connected to private sewage disposal systems shall comply with the requirements of the El Paso County Health Department.

~~**RBC309.10.3.3**~~

RBC309.10.4 Drainage of Non-permanent Foundations. Site grading and drainage shall provide diversion of any surface water away from the unit and prevent water accumulation under the unit. The installation shall not pass inspection unless the unit is properly drained. The installation seal shall not be placed on the unit until the drainage is found to be acceptable.

RBC309.11 INSPECTIONS. Appropriate inspections shall be made in accordance with SECTION RBC109 - Section RBC109 of this Code.

RBC309.12 ADDITIONS AND MODIFICATIONS.

RBC309.12.1 Permanent Foundations. Additions and ~~modifications alterations may be made~~ to manufactured buildings installed on permanent foundations shall be in accordance with the ~~Building this Code when installed on permanent foundations.~~

Exception: No additions shall be made to a manufactured home (HUD) unless the addition is an approved manufactured system designed for the specific addition to the building, an independently supported structure meeting the requirements of the Residential Code or unless the entire building has been certified by a Colorado licensed design professional licensed design professional asto meeting the requirements of the Residential Code.

RBC309.12.2 Non-permanent Foundations. ~~Addition and modification iterations to manufactured buildings installed on non-permanent foundations shall be in accordance with this Code and shall be certified by a Colorado licensed design professional.~~ ~~made to any temporary buildings are not a part of the scope of this Code.~~ Additions to manufactured buildings installed on non-permanent foundations shall be in accordance with this Code, independently supported and certified by a Colorado licensed design professional.

RBC309.13 LOCATION ON PROPERTY. Manufactured homes and factory-built units placed

on a permanent foundation shall be located in accordance with the applicable provisions of the ~~Building this~~ Code and the Zoning Code of the ~~Jurisdiction~~^[RL181], as applicable.

RBC309.14 PLACEMENT OF INSTALLATION INSIGNIA. Upon completion of the Building Tie Down ~~inspection required inspections~~ of any residential manufactured building, an insignia shall be attached to the unit that certifies the installation. No permanent utilities shall be released to the unit prior to the installation of the insignia. Temporary utility connections are permitted for temporary construction purposes when pertinent testing has been completed.

~~**RBC309.13.1 Minimum Setback Requirements.**~~ Where property is not governed by zoning regulations or no specific setback requirements exist, the setbacks shall be as follows:

~~**RBC309.13.1.1 Manufactured Homes:**~~

- ~~1. Five (5) feet from the street, with no infringement into setback.~~
- ~~2. Twelve (12) feet from an adjacent home, with no infringement into setback.~~
- ~~3. Six (6) feet from property line.~~

~~Note: No infringement is permitted, except that open carports and patio covers in accordance with the Residential Building Code may extend to within two (2) feet of the property line.~~

~~**RBC309.13.1.2 Accessory Structures:**~~

- ~~1. Five (5) feet from side and rear property lines.~~
- ~~2. Twenty (20) feet from front property line.~~

RBC309.14 RBC309.15 CERTIFICATES OF OCCUPANCY. ~~A No e~~Certificate of ~~e~~Occupancy shall be issued in accordance with SECTION RBC110 - of this Code for the installation of any manufactured building ~~except for factory-built commercial units~~ placed on a permanent foundation.

~~**RBC309.15 PLACEMENT OF INSTALLATION INSIGNIA.**~~ Upon completion of the installation of any residential manufactured building, an insignia shall be attached to the unit that certifies the installation. No permanent utilities shall be released to the unit prior to the installation of the insignia. Temporary utility connections are permitted for temporary construction purposes when pertinent testing has been completed.

SECTION RBC310 - ~~ELEVATOR AND ESCALATOR~~CONVEYANCE SAFETY CODE

RBC310.1 SHORT TITLE. This section will be known and cited as the ~~Elevator and Escalator~~Conveyance Safety Code.

RBC310.1-RBC310.2 CODES ADOPTED BY REFERENCE. There is hereby adopted by reference the ~~Safety Code for Elevators and Escalators, ASME A17.1, and all amendments thereto; the Safety Code for Existing Elevators and Escalators, ASME A17.3, and all amendments thereto; the Safety Standard for Platform Lifts and Stairway Chairlifts, ASME A18.1, and all amendments thereto; and the Standard for Elevator Suspension, Compensation, and Governor Systems, ASME A17.6, of the American Society of Mechanical Engineers, Three Park Avenue, New York, New York, 10016-5990, as incorporated into current editions within twelve (12) months after adoption by the State of Colorado Department of Labor and Employment, Division of Oil and Public Safety, 633 17th Street, Suite 500 Denver Colorado, 80202, along with all revisions, modifications and exceptions thereto appearing in 7 CCR 1101-8. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours.~~

RBC310.2 SCOPE. The ~~Elevator and Escalator Safety Code shall regulate the design, construction, installation, operation, inspection, testing, maintenance, alteration, and repair of new and existing elevators, dumbwaiters, escalators, moving walks, material lifts, and dumbwaiters with automatic transfer devices.~~

RBC310.3 CODES ADOPTED BY REFERENCE. There is hereby adopted by reference the ~~Safety Code for Elevators and Escalators, ASME A17.1, and all amendments thereto; the Safety Code for Existing Elevators and Escalators, ASME A17.3, and all amendments thereto; the Safety Standard for Platform~~

~~Lifts and Stairway Chairlifts, ASME A18.1, and all amendments thereto; and the Standard for Elevator Suspension, Compensation, and Governor Systems, ASME A17.6, of the American Society of Mechanical Engineers, Three Park Avenue, New York, New York, 10016-5990, as incorporated into ASME A17.1, 2013, current editions within twelve (12) months after adoption by the State of Colorado Department of Labor and Employment, Division of Oil and Public Safety, 633 17th Street, Suite 500 Denver Colorado, 80202, along with all revisions, modifications and exceptions thereto appearing in 7 CCR 1101-8. Three copies of these Codes are now filed in the office of the Regional Building Official and may be inspected during regular business hours. The above Codes are being adopted in their entirety.~~

~~See Appendix D of this Code for additional modifications to Section 310.3 of the Pikes Peak Regional Building Code, 2017 Edition, by the City of Colorado Springs.] [RL182]~~

RBC310.4 ADDITIONS AND MODIFICATIONS. The adopted Codes are subject to the following additions and modifications:

RBC310.4.1 ASME A17.1, Section 5.8 SHIPBOARD ELEVATORS. Delete.

RBC310.4.2 ASME A17.1, Section 5.9 MINE ELEVATORS. Delete.

RBC310.4.3 ASME A17.1, Section 5.10 ELEVATORS USED FOR CONSTRUCTION. Delete.

RBC310.4.4 ASME A17.1, Section 8.6.5.15 Periodic Test Requirements: Category 3. Delete.

RBC310.4.5 ASME A17.1, Section 8.11.1.1.2 Periodic Tests. Delete subsection (a) and replace with Table 2-3-2 from the Colorado Conveyance Regulations, 7-CCR 1101-8:

Table 2-3-2: Frequency of Periodic Tests

Conveyance Type	Category 1 (One Year)		Category 5 (Five Year)	
	(One Year)	(One Year)	(One Year)	(One Year)
	Perform	Witness	Perform	Witness
Traction Elevator	Annually	5 years	5 years	5 years
Hydraulic Elevators	Annually	5 years	5 years ¹	5 years ¹
Other Elevators ²	Annually	5 years	5 years	5 years
Dumbwaiters	5 years	Not Required	Not Required	Not Required
Escalators & Moving Walks	Annually	Annually	Not Required	Not Required
Indoor Platform Lifts	5 years	5 years	5 years	5 years
Outdoor Platform Lifts	3 years	6 years	3 years	6 years
Private Residence Elevators installed in commercial buildings ³	5 years	5 years	5 years	5 years

¹ A category 5 test is only required to be conducted and witnessed on a hydraulic elevator if the elevator is equipped with safeties, a plunger gripper, a governor, an oil buffer, or an over-speed valve.

² Includes roped hydraulic elevators and Limited-Use/Limited Application (LU/LA) elevators.

³ Private Residence Elevators shall not be installed in commercial buildings after January 1, 2008, per section 2-4-2(5) of 7 CCR 1101-8. For requirements of approved installations, refer to section 2-7(5) of 7 CCR 1101-8.

RBC310.4.6 ASME A17.1, Section 8.11.1.2 Periodic Tests. Subsection (a). Delete the exception

RBC310.4.7 ASME A17.1, Section 8.11.1.3 Periodic Inspection and Test Frequency.

The frequency of periodic inspections and tests shall be in accordance with 7 CCR 1101-8.

RBC310.4.8 ASME A17.3, Section 1.2 Application of Code: Add the following exceptions after the second paragraph:

Exceptions:

(1) All conveyances prior to July 1, 2008, are exempt from complying with ASME A17.3, unless the following conditions exist:

- (a) Substantial alteration of a conveyance; or
- (b) An elevator presents a material risk. A risk to public safety as determined by the Authority Having Jurisdiction.

(2) Material risk related to firefighter service is not present except if any of the following conditions exist:

- (a) The elevator complies with ASME A17.1, rules 211.1 and 211.3; or
- (b) The elevator travels less than 75 feet above or below the emergency personnel access; or
- (c) The building is equipped throughout with an automatic sprinkler system in accordance with NFPA 13. Any elevator that does not meet any of the conditions listed above must comply with the Firefighters' service

requirements as described in the currently adopted version of ASME A17.1, by January 1, 2015.

~~(3) Door Restrictors.~~

~~(a) Door restrictors shall be installed and operational by January 1, 2012, on all elevators installed on or after January 1, 1990, and before January 1, 2008;~~

~~(b) Door restrictors shall be installed and operational prior to the next issuance of the Certificate of Operation on all elevators installed on or after January 1, 2008;~~

~~(c) Upon review of additional information, the Authority Having Jurisdiction may determine whether door restrictors shall be required on any elevator installed prior to January 1, 1990.~~

~~(4) A hydraulic elevator that has a hydraulic cylinder buried in the ground and is not provided with a safety bulkhead, will be allowed to continue operation after January 1, 2012, if the conveyance owner completes one of the following actions in conformance with ASME A17.3-2008:~~

- ~~(a) The hydraulic cylinder shall be provided with a safety bulkhead in accordance with ASME A17.1; or~~
- ~~(b) The elevator shall be provided with car safeties conforming to ASME A17.1, Section 3.17.1, and guide rails, guide rail supports, and fastenings conforming to ASME A17.1, Section 3.23.1; or~~
- ~~(c) The elevator shall be provided with a plunger gripper that shall grip the plunger when the applicable~~

maximum governor tripping speed is achieved per ASME A17.1, Section 3.17.3.

RBC310.4.9 ASME A17.3, Section 1.4 Definitions.
Add the following definitions:

Material Risk. A risk to public safety as determined by the Authority Having Jurisdiction.

Substantial Alteration. An alteration that includes:

- (a) The change in type of service of an elevator; or
- (b) The change in type of operation control or motion control on an elevator; or
- (c) The installation of a controller.

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SECTION RBC311 - EXISTING BUILDING CODE

RBC311.1 SHORT TITLE. This will be known and cited as the Existing Building Code.

RBC311.2 SCOPE. The Existing Building Code shall be permitted to apply to the repair, alteration, change of occupancy, and addition of existing buildings. A building or portion of a building that has not been previously occupied or used for its intended purpose shall comply with the provisions of the Building Code for new construction. Repairs, alterations, change of occupancy, existing buildings to which additions are made, and historic buildings complying with the provisions of the Commercial Building Code, the Mechanical Code, the Plumbing Code, and Residential Building Code as applicable shall be considered in compliance with the provisions of the Existing Building Code.

RBC311.3 CODE ADOPTED BY REFERENCE. There is hereby adopted by reference the International Existing Building Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2015-2021 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. The Code is being adopted as if set out at length, to include the International Existing Building Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
- ~~2. Chapter 15, Construction Safeguards~~
2. Appendix B, Supplementary Accessibility Requirements for Existing Buildings and Facilities
3. Appendix D, Board of Appeals.[RL183]

RBC311.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC311.4.1 Section 202 GENERAL DEFINITIONS Delete the definition of CHANGE OF OCCUPANCY and CHANGE OF USE replace with the following:

CHANGE OF OCCUPANCY. A Change of Occupancy shall comply with Section RBC110.1.2 of this Code.[RL184][RL185]

RBC311.4.2 Section 302.6 Insert a new section as follows:

302.6 Party walls in existing buildings. Party walls in existing buildings may comply with the requirements of Section 706.1.1 of the *International Building Code*. [RL186]

RBC311.4.3 Section 306.7.2 Accessible means of egress. Delete and replace with the following:

306.7.2 Accessible means of egress. Accessible means of egress required by Chapter 10 of the *International Building Code* are not required to be added in *existing buildings*. [RL187]

RBC311.4.4 Section 309.2 Additions and replacements. Delete and replace with the following:

309.2 Additions and replacements. Where an *exterior wall covering or exterior wall envelope* is added or replaced, the materials and methods used shall comply with the requirements for new construction in Chapter 14 and Chapter 26 of the *International Building Code*. [RL188]

~~RBC311.4.1 RBC311.4.5 Section 7065 REROOFING.~~ Delete. [RL189]

~~RBC311.4.2 RBC311.4.6 Section 7076 STRUCTURAL.~~ Delete. [RL190]

~~RBC311.4.3 RBC311.4.7 Section 8054.54.4 Panic hardware.~~ Delete "100" and replace with "50". [RL191]

~~RBC311.4.4 RBC311.4.8 Section 1401.21011.2.1 Fire sprinkler system Applicability.~~ Delete items 1,3, and 4. Insert the following date where requested: January 1, 1966. [RL192]

~~RBC311.4.5 RBC311.4.9 Section 14301.4.1 Structural analysis.~~ Delete and replace the first sentence with the following:

The owner shall have a structural analysis of the *existing building* made by a design professional licensed in the State of Colorado to determine adequacy of structural systems for the proposed alteration, addition, or change of occupancy. [RL193]

~~RBC311.4.6 RBC311.4.10 Section 13401.6 Evaluation process.~~ Before the first sentence add the following:

The evaluation process specified in this section shall be performed by a design professional licensed in the State of Colorado. [RL194]

~~RBC311.4.11 Section 1501.6.1 Walkways.~~ Add the following exception:

Exception: Where the demolition and or construction time is so short that walkways and fences are not justified, the applicant may, upon prior approval from the Building Official,

provide twenty-four (24) hour continuous guard service adequate for the protection of the public.

RBC311.4.12 Section 1501.8 Insert a new section as follows:

1501.8 Demolition by incendiary means.
Demolition by means of explosives or by burning is not permitted except when specifically approved by the Building Official and the Fire Authority as applicable.

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SECTION RBC312 - ENUMERATION CODE

RBC312.1 SHORT TITLE. This section will be known and cited as the Enumeration Code.

RBC312.2 DECLARATION OF INTENT, PURPOSE AND SCOPE. The Jurisdiction declares that the intent and purpose of ~~SECTION RBC312 - Section RBC312~~ of this Code is to protect and promote the health, safety, and general welfare of the people and their property, to provide for the continuing assignment of property addresses in a logical and orderly manner and to ensure the efficient, timely, and convenient delivery of services and goods, public or private, to the people and their property. To this end, therefore, this Section shall be applicable to the following:

1. All property including buildings and structures, that are now in existence or hereinafter constructed within the *Jurisdiction*;
2. All equipment within the *Jurisdiction* requiring separate utility service and not attached to an enumerated lot, building or structure already possessing an address.

RBC312.3 AUTHORITY. The *Building Official* shall have the authority to carry out the duties and responsibilities of ~~SECTION RBC312 - Section RBC312~~ of this Code for all properties within the *Jurisdiction*.

RBC312.3.1 Authority to Assign Numeric Address. The *Building Official* shall have the authority to assign numeric addresses to property, ~~including~~ structures, and services in compliance with this ~~Part~~Part. In order to duly exercise this authority, the *Building Official* shall have the ~~authority~~authority to:

1. Enter upon any premises at any reasonable time for the purpose of making inspection of any premises necessary ~~to determine~~to determine the assignment of any numeric address;
2. Require site plans, building plans, listings of property owners, maps or any other information deemed necessary to determine the assignment of any numeric address;
3. Determine the approval or disapproval of any application requesting an assignment of or change to the assignment of a numeric address;
4. Determine the existence of a significant interest on the ~~part~~ of any person, organization, group, governmental entity, or agency that may request a change in the assignment of a numeric address for

property not owned by that person, organization, group, governmental entity, or agency;

5. In designating a numeric address, determine the direction of a street;
6. Designate numeric addresses on final plats and replats prior to the recording of such plats with the El Paso County Clerk and Recorder's Office.

RBC312.3.2 Authority to Require a Street. The *Building Official* shall have the authority to require a street and/or a street name when deemed necessary by the *Building Official* and the *Jurisdiction* to provide effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities and required inspections.

RBC312.3.3 Authority to Disapprove Building Permit Issuance. The *Building Official* shall have the authority to disapprove the issuance of a building *permit* until such time that all requirements of this Section are met.

Exception. The *Building Official* may issue a building permit prior to platting of property when waiver of such requirement has been approved in accordance with the *Jurisdiction*. The assigned numeric address for such property shall be assigned at time the building *permit* is issued and designated on the final plat or replat.

RBC312.3.4 Authority to Issue Change. The *Building Official* shall have the authority to issue official notice, including effective date, of an address change.

RBC312.3.5 Authority to Adopt Rules of Procedure. The *Building Official* shall have the authority to adopt such rules and regulations of procedure that are necessary to implement this Section.

RBC312.3.6 Authority to Act. The *Building Official* shall have the authority to determine or otherwise act upon the assignment of or a change to a numeric address, or any matter related thereto.

RBC312.3.7 Authority to Require Fee. In addition to any fees, the *Building Official* shall have the authority to require payment in advance of any cost associated with a change to or assignment of a numeric address, including the recording of any necessary documents.

RBC312.3.8 Authority to Enforce. The *Building Official* shall have the authority to require

compliance with the requirements of SECTION RBC312 - Section RBC312 of this Code. It shall be the responsibility of the property owner(s) to meet or cause to be met all applicable requirements. Upon due notification of noncompliance and failing to meet or cause to be met all applicable requirements, the property owner(s) shall be responsible for any and all incurred expenditures on the part of the Jurisdiction or any authorized agency in the enforcement of and compliance with applicable requirements.

RBC312.3.8 RBC312.3.9 Authority to assign temporary addresses. The Building Official shall have the authority to assign temporary address(es) to construction documents prior to platting of property. The assigned numeric address for such property shall be assigned at time the building permit is issued and designated on the final plat or replat.[RL195]

RBC312.4 GENERAL REGULATIONS FOR ASSIGNMENT OF NUMERIC ADDRESS.

RBC312.4.1 Reference Point. Except for properties that have been historically distinguished by an independent numeric system prior to the adoption of this Section, unless determined by the *Building Official* that any duplication of numeric address constitutes a hazard to the public health, safety, or welfare, all numeric addresses for property within the *Jurisdiction* shall be determined by the intersection of Pikes Peak Avenue and Cascade Avenue located within the City of Colorado Springs, Colorado. At this reference point, all numeric addresses are the zero hundred block (00) series. From this reference point, all numeric addresses shall project in an outward direction. There shall be no more than one thousand (1000) numeric addresses assigned to any one (1) mile.

RBC312.4.2 Frontage Interval of Standard Block. The frontage interval of a standard block is five hundred-fifty (550) feet. This interval shall be used in determining where hundred block (00) series numbers will be changed from one hundred to the next higher or lower one hundred block series. The existence of an intersection shall generally require a new hundred block series for numeric addresses. Variation from the frontage interval of a standard block shall be allowed to standardize the numeric addresses of parallel blocks at the same distance from the reference point.

RBC312.4.3 Numeric Address Interval of Lots. Numeric addressing of property contained in any one hundred (100) block series shall be determined by the number of platted lots within that block; for example, but not by way of

limitation, nine (9) lots equal numeric addresses in increments of ten (10), such as 2010, 2020, 2030, etc.; twelve (12) lots equal numeric addresses in increments of eight (8), such as 2008, 2016, 2024, etc.; fourteen (14) lots equal numeric addresses in increments of six (6), such as 2006, 2012, 2018, etc.

RBC312.4.4 Determination of Even and Odd Numeric Addresses. Odd numeric addresses shall be assigned to property located on the south or east side of a street. Even numeric addresses shall be assigned to property located on the north or west side of a street. Numeric addresses shall not be changed to opposite sides of the street regardless of the direction the street may take; for example, but not by way of limitation, on a west-east loop street, the even numeric addresses shall be located on the west side of the west half of the loop street and on the east side of the east half of the loop street.

RBC312.4.5 Determination of Direction of a Street. A street shall be determined to be either an east-west street or a north-south street based upon the longest linear distance, in feet, of the major orientation of that street. For example, but not by way of limitation, a north-south street of many blocks in length may have a small portion of the street running in an east-west direction; this street shall be determined to be a north-south street.

RBC312.4.6 Determination of Numeric Address. Numeric addresses shall be assigned consecutively. When a determination of the direction of the street has been made, property shall be assigned a numeric address that is consistent with the hundred block series for all parallel blocks equidistant from the reference point. All property located on the same street shall be addressed in either a north-south block series or in an east-west block series; in no event shall there be a combining of the ~~two-block~~two-block series.

RBC312.4.7 Determination of Secondary Addresses. The use of alphabetical or numeric suffixes, such as Suite A, B, C, or 1, 2, 3, etc., is permitted only when the whole numeric addresses are not available.

RBC312.4.8 Determination of Approved Numeric Address. The approved numeric address is that which is determined by the *Building Official* at the time of issuance of a building *permit*. Any numeric address assigned for any particular premises based upon a preliminary plat or development plan shall not be construed to be the approved numeric address and shall be subject to change, without prior notice, by the *Building*

Official. Any numeric address designated for any particular premises based upon a final plat or replat that has been recommended for approval shall be subject to change, with notice to the El Paso County Clerk and Recorder's Office, by the *Building Official* when such a designated numeric address as it appears on the recorded final plat or replat does not conform to the approved numeric address as finally determined by the *Building Official* at the time of issuance of a building *permit* for that premises.

RBC312.5 REGULATIONS FOR RESIDENTIAL USES.

RBC312.5.1 Detached Single-Unit Residential. Except as hereinafter set forth, a single, unique numeric addresses shall be assigned to ~~any each~~ detached single-unit residential premises from the hundred block series of the street that abuts the premises.

~~RBC312.5.1- EXCEPTION: Detached accessory structures in conjunction with One- and Two-family dwellings.~~

RBC312.5.2 Attached Multi-Unit Residential. Numeric addresses shall be assigned to any multi-unit residential premises based upon a review by the *Building Official* of the following facts:

1. Location of development, especially with regard to proximity and access to public streets;
2. Density of development;
3. Lotting pattern of development;
4. Internal access of development;
5. Layout and type of structures, especially with regard to orientation and the type and number of entrances;
- ~~6. Nature of ownership of the units;~~
- 7-6. Availability of numeric addresses that are assignable;
- 8-7. Any other factor(s) deemed relevant by the *Building Official*.

RBC312.5.3 Mobile Home Park or Mobile Home Subdivision. Numeric addresses may be assigned to properties in a mobile home park or a mobile home subdivision as ~~outlined-specified~~ in Section RBC312.5.2 of this Code.~~Section RBC312.5.2 above.~~

RBC312.5.4 Through Lots or Corner Lots. Preliminary numeric addresses from both streets may be assigned to a through lot or corner lot. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of a through lot or

corner lot shall be determined at the time of issuance of a building *permit*. This approved numeric address shall be determined as follows:

RBC312.5.4.1 Detached Single-unit Residential Structure. The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance into the structure.

RBC312.5.4.2 Multi-unit Residential Structure The numeric address(es) shall be assigned upon a review of the factors ~~outlined~~ specified in Section RBC312.5.2 RBC312.5.2 of this Code.

RBC312.5.4.3 Mobile Home Park or Mobile Home Subdivision. The numeric addresses may be assigned upon a review of the factors ~~outlined-specified~~ in Section RBC312.5.2 RBC312.5.3 of this Code.

RBC312.5.5 Alternative Numeric Assignment. In the event that there can be no determination of a street that is clearly parallel to the exterior face of the structure that contains, regardless of angle, the main, or commonly known front door, entrance(s) into a structure, a numeric address shall be assigned from the block series of the street that would most reasonably and readily be identified as the street upon which the structure fronts. Factors that may be considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; layout of structures on the lot; design of the structure(s) with regard to entrance(s); lineal feet of principal structure facing each street.

RBC312.6 REGULATIONS FOR COMMERCIAL AND INDUSTRIAL USES.

RBC312.6.1 Detached Single-unit Commercial or Industrial Use. Except as hereinafter set forth, a single, unique numeric addresses shall be assigned to ~~any each~~ detached single-unit commercial or industrial premises from the hundred block series of the street that abuts the premises.

RBC312.6.2 Attached Multi-unit Commercial or Industrial Use. Numeric addresses shall be assigned to multi-unit commercial or industrial premises in the following order of determination:

1. In the event that only one street abuts the premises, numeric addresses shall be assigned from the block series of that abutting street. This shall pertain to property containing any number of freestanding structures.

2. In the event that two streets abut the premises, numeric addresses shall be assigned based upon a review by the Building Official of the following facts:

- 2.1. Location and lotting pattern of development;
- 2.2. Access to development;
- 2.3. Lineal feet of frontage of lot(s) on each street;
- 2.4. Orientation of structure(s) and lineal feet of structural frontage;
- 2.5. Any other factor(s) deemed relevant by the *Building Official*.

Numeric secondary addresses shall be assigned for the potential maximum usage of the development. Unused numeric addresses shall be retained and reserved for future use. ~~Secondary addresses may be required based on the availability of primary address numbers.~~

RBC312.6.3 Corner Lots or Through Lots.

Preliminary numeric addresses from both streets may be assigned to corner or through lots. This preliminary assignment of a dual address shall not be construed as approval for access, curb cut(s), or driveway entrance(s) for such a lot. The approved numeric address of the property shall be determined at the time of issuance of a building permit.

The approved numeric address shall be determined as follows:

1. **Detached Single-unit Commercial or Industrial Structure.** The numeric address shall be assigned from the block series of the street that is located parallel to the exterior face of the structure that contains, regardless of angle, the main or commonly known front door, entrance into the structure. Should no street parallel the face, then the numeric address shall be assigned from the block series of the street that most reasonably and readily identifies the location and situation of that structure. Factors that may be considered, but not limited to, include: lineal feet of property on each street; points of access into the lot; design of the structure(s), including orientation and entrance(s); lineal feet of structure facing each street.
2. **Multi-unit Commercial or Industrial Use.** The numeric address(es) shall be assigned upon a review of the factors ~~outlined specified~~ in Section RBC312.6.2 ~~RBC312.6.2~~ of this Code.

RBC312.7 NUMERIC ADDRESS CHANGE.

RBC312.7.1 Procedure. A request for a change of numeric address shall be submitted in writing to the *Building Official*. The applicant shall clearly state the specific reason for the change and shall submit any other information deemed necessary by the *Building Official*. No change of numeric address shall be granted by the *Building Official* unless or until the requirements of this Part have been met.

RBC312.7.2 Notification. An official notice of assignment of numeric address shall be completed by the *Building Official* on any approved numeric address changes. This notice shall be sent to the property owner as well as other persons, organizations, groups, or governmental agencies that provide a public service to the property and that request such notice. The notice of assignment of numeric address shall be mailed or otherwise distributed within seven (7) calendar days of the change of numeric address. It shall be the responsibility of each person, organization, group, or governmental agency to alter or modify appropriate records. Any conflict or dispute regarding a numeric address change shall be referred for resolution ~~to the Building Official per~~ Section RBC101.7 of this Code.

RBC312.7.3 Initiation of Request. A request for a numeric address change may be submitted by a property owner or any other party with a determined significant interest, including, but not limited to, providers of emergency services or utilities, the United States Postal Service or the *Building Official* under any one of the following conditions:

1. Current numeric address is not in proper sequence.
2. Current numeric address is incorrect, confusing, or misleading.
3. Current numeric address is on the wrong side of the street.
4. Main, or commonly known front door, entrance does not face that street as named in the address.
5. Realignment of a street or change in street pattern invalidates current numeric address.
6. New street intersection makes current numeric address incorrect, confusing, or misleading.
7. A change in street name or street designation makes current numeric address incorrect.
8. The correct numeric address is not being used.

9. A numeric address has not been assigned.
10. Any other justification in furtherance of the purpose and intent of this Part or any other pertinent ordinance, regulation or rule pertaining to property addressing.

RBC312.7.4 Reassignment of Street Name.

A request for a numeric address change may also necessitate a corresponding change in the street name that will be used as part of a premises' address for, but not limited to, corner or through lots. In such cases, the *Building Official* shall have the authority to concurrently approve a reassigned street name upon determination that a numeric address change is appropriate. When such a numeric address change and street name reassignment is approved, the *Building Official* shall issue official notice, including effective date, of both the numeric change and street name reassignment.

RBC312.8 NUMERIC ADDRESS REQUIRED ON PLATS. The *Building Official* shall designate assigned numeric addresses in a legible manner on final plats and replats. All corner lots or through lots shall be designated at the discretion of the *Building Official*.

RBC312.9 TEMPORARY POSTING OF NUMERIC ADDRESS. In order to ensure the timely and effective delivery of private and public services, including, but not limited to, emergency services and assistance, utilities provision and required inspections, it shall be the responsibility of that person, company, firm, business, agency, or corporation in whose name the building *permit* is issued to ensure the temporary posting of the approved numeric address. Such temporary posting of this address shall occur prior to the making of any required inspection. Such a numeric address posting shall be of any material that is weather resistant, shall be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure, and shall be maintained until such time as the approved numeric address is permanently displayed.

RBC312.10 REPORTING OF SECONDARY ADDRESSES. The reporting of any secondary address is required for any unit, but not by way of limitation, in a multi-unit residential, commercial, office, or industrial structure, or any combination thereof, or a space or lot in a mobile home park as follows:

1. Upon any change to a secondary address in existence at the time of this requirement, or:
2. Upon the assignment of any secondary address for any such unit constructed subsequent to this requirement, or:

3. Upon determination by the *Building Official* that there exists a hazard to the public health, safety, or welfare. It shall be unlawful to fail to meet this requirement within fifteen (15) calendar days of such change, assignment or determination. Such reporting shall be made to ~~other departments of the jurisdiction~~ *the Department of Public Utilities, Meter Reading Division*, in writing and shall include, for any change, the original identifier and the new identifier. The *Building Official* may require the submittal ~~to the Department of Public Utilities, Meter Reading Division~~, of a floor plan for each floor of the structure upon which shall be designated a sub-numeric and/or letter identifier for each unit of the floor. [RL196]

RBC312.11 ADDRESS NUMBERS ON BUILDINGS.

RBC312.11.1 Placement and Location. The property owner(s) shall cause approved numeric addresses to be placed on all new and existing structures, including single-unit and multi-unit residential structures, in such a location and position as to be plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure.

RBC312.11.2 Minimum Dimensions for residential properties. Except as hereinafter set forth, such approved numeric addresses for residential properties shall be represented by numbers that are a minimum of five (5) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least one hundred (100) feet from the structure.

RBC312.11.2.1 Pre-Existing Numeric Addresses. Numeric addresses that do not conform with regards to size that lawfully existed upon a single-unit or multi-unit residential structure at the time this dimensional requirement became effective may be continued in use.

Exceptions:

1. When a determination is made by the *Building Official* that the requirements of this Section are not met; that is, the approved numeric address is not plainly visible and legible from the street, road, fire lane or other right-of-way, or easement fronting the structure or is not plainly visible and legible from a distance of at least one hundred (100) feet from the structure; or
2. ~~When a building permit for any purpose whatsoever is issued for a single unit or multi-unit residential structure with~~

~~such a nonconforming as to size numeric address; or [RL197]~~

3.2. When a determination is made by any enforcement officer that a change in use, either in whole or in part, has occurred in a single-unit or multi-unit residential structure such that the use of such structure is no longer exclusively residential.

RBC312.11.2.2 Minimum Dimensions for Commercial Tenants. Any area occupied by tenants of a mall or shopping center, the main entrance to which is from the inside of the mall or shopping center, or any area used for other than single-unit or multi-unit residential occupancy that abuts a public courtyard or other public space shall be identified by numbers that are a minimum of four (4) inches in height with no less than one half (1/2) inch stroke so as to be plainly visible and legible from a distance of at least fifty (50) feet from the main entrance to the area.

RBC312.11.2.3 Posting of Numeric at a Private Drive or Easement. If access to a premises is provided by a private drive or easement; or if a structure or portion of a structure is obscured by another structure or other feature, either natural or manmade; or a premises is located on the interior of a lot or block, then the numeric address shall, in addition to meeting the requirements of this Section, be posted in a permanent manner and forever maintained at a location in the nearby vicinity of the intersection of the private driveway or easement with a public street, or at a location such that the numbers are plainly visible and legible and the existence of the premises or structure is reasonably indicated. The numbers shall be on a sign that is attached to a ground stake that does not exceed thirty (30) inches in height or shall be on a portion of a permanent structure designed and used to house

the mail box. Numbers painted or stenciled on a curb shall not serve to meet this requirement.

RBC312.11.3 Visibility. Such approved numeric addresses shall be represented by numbers that are contrasting in color with their background, face the street named in the address and are plain block numerals.

RBC312.11.4 Prohibited Placement. Such approved numeric addresses shall not, in any event, be represented by numbers that are affixed to any tree or obscured by vegetation or any other feature, natural or manmade.

RBC312.11.5 Responsibility. It shall be the responsibility of the property owner(s) to meet or cause to be met all of the requirements of this section. All numbers shall be forever maintained in such a manner as to comply with the requirements of this section.

RBC312.11.6 Change of Address. A numeric address change shall be requested and may be approved by the *Building Official* in accordance with Section ~~RBC312.7~~ **RBC312.7** of this Code. It shall be the responsibility of the property owner(s) to ensure that within fifteen (15) calendar days of the official notice of determination of numeric address as issued by the *Building Official*, the approved numeric address is posted in accordance with the requirements of Section ~~RBC312.11~~ **RBC312.11** of this Code.

RBC312.11.7 Altering, Defacing or Removing a Numeric Address. It shall be unlawful for any person to alter, deface or remove any number placed on any premises in accordance with the requirements of ~~SECTION RBC312 - Section RBC312~~ of this Code, except for repair or replacement of such number. Upon notice, actual or otherwise, repair or replacement of any number shall be completed within a twenty-four (24) -hour time period.

SECTION RBC313 - FLOODPLAIN CODE

RBC313.1 SHORT TITLE. This section will be known and cited as the Floodplain Code.

RBC313.2 STATUTORY AUTHORIZATION.

The Legislature of the ~~s~~State of Colorado has delegated in Sections 31-23-301, 30-28-111 and 30-28-115(1), Colorado Revised Statutes, the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the adopting *Jurisdiction* does ordain as set out in this section.

RBC313.3 LEGISLATIVE DECLARATION.

RBC313.3.1 The flood hazard areas of the Pikes Peak Region are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which could adversely affect the public health, safety and general welfare.

RBC313.3.2 These flood losses could be caused by the cumulative effect of obstructions in areas of special flood hazards, which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood loss.

RBC313.3.3 It is in the interest of the public health, safety and welfare to designate a floodplain management program which provides for the protection of identified floodways as well as flood fringe areas, all of which have been established through the base flood elevation maps which have been submitted to the Jurisdiction by FEMA.

RBC313.4 STATEMENT OF PURPOSE. It is the purpose of this section to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard;
7. ~~To insure that~~**To ensure that** potential buyers are notified that the property is in an area of special flood hazard; and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

RBC313.5 METHODS OF REDUCING FLOOD LOSSES. In order to accomplish these purposes, this section includes methods and provisions for:

1. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion, flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers that help accommodate or channel floodwaters;
4. Controlling filling, grading, dredging, and other development which may increase flood damage;
5. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas;
6. Prohibiting any development in regulatory floodway if any increase in flood levels during the base flood discharge would result.

RBC313.6 DEFINITIONS. Unless specifically defined below, words or phrases used in this section shall be interpreted so as to give them the meaning they have in common usage and to give this section its most reasonable application.

ALLUVIAL FAN FLOODING. Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high velocity flows; active processes of erosion, sediment transport, and deposition; and, unpredictable flow paths.

APPURTENANT STRUCTURE. A structure which is on the same parcel of property as the principle structure to be insured, and the use of it is incidental to the use of the principle structure.

AREA OF SHALLOW FLOODING. A designated AO, AH, AR/AO, AR/AH, or VO zone on a

community's FIRM with a one (1) percent or greater chance of flooding to an average depth of one to three (1-3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where the velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD. Land in a floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FIRM. After detailed ratemaking has been completed in the preparation for publication of the FIRM, Zone A usually is redefined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH or AR/A. For purposes of Section RBC313, the term "special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

ATTENDANT FACILITIES. HVAC duct work, HVAC units, water heaters, boilers, AC compressors, electrical breaker panels and meters, and any other such devices and connections required for habitable and sanitary use of the structure. It does not include the main underground stub to the property for electrical, sewer, water, gas, etc.

BASE FLOOD. A flood having a one (1) percent chance of being equaled or exceeded in any given year.

BASEMENT. Any area of the building having its floor subgrade (below ground level) on all sides.

BUILDABLE LOT. The area of land required in coordination with all applicable codes adopted by the Jurisdiction that enables the construction of a building, access and all utilities for habitability.

CHANGE OF ~~USE~~ OCCUPANCY. When a current structure changes ~~use-occupancy~~ as defined in Section ~~RBC110.1.2~~ ~~RBC110.1.2~~ of the Pikes Peak Regional Building Code and is required to meet all current building codes for the new use including being brought into compliance with current floodplain ordinances.

CLOMR. Conditional Letter of Map Revision processed through FEMA.

COMPENSATORY STORAGE. The providing of equal or greater amount of storage to compensate for that which was destroyed.

CRITICAL FACILITIES. Facilities required for the safety and/or continued occupation by the public as a whole. Examples of these facilities are as follows but not limited to hospitals, fire stations, police stations, jails, water treatment plants, wastewater

treatment plants, gas / electric utility facilities, fall out and Red Cross shelters, schools, etc.

CRITICAL FEATURE. An integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT. Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment and/or materials located within the area of special flood hazard.

DEVELOPMENT PERMIT. The permit issued by the *FPA* before a development occurs within any area of special flood hazard.

DRAINAGE BOARD. The Review Board for appeals and variance requests in the City of Colorado Springs and/or unincorporated El Paso County.

ELEVATED BUILDING. For insurance purposes, a building without a basement that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

EXISTING CONSTRUCTION OR EXISTING STRUCTURE. For the purpose of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM, or before January 1, 1975, for FIRMs effective before that date.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the floodplain management regulations adopted by the Jurisdiction.

EXPANSION TO EXISTING MANUFACTURED HOME PARK OR SUBDIVISION. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA. The Federal Emergency Management Agency.

FLOOD OR FLOODING. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid

accumulation or runoff of surface waters from any source.

100-YEAR FLOOD. A flood event having a one (1) percent chance of occurring in any given year.

500-YEAR FLOOD. A flood event having a zero point two (0.2) percent chance of occurring in any given year.

FLOOD FRINGE. Areas denoted on the floodway map that are adjacent to the floodway and within the *100- year* floodplain.

FIRM. Flood Insurance Rate Map. The official map on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the *Jurisdiction*.

FIS. Flood Insurance Study. The official report provided by *FEMA* that includes flood profiles, the flood boundary-floodway map and the water surface elevations of the base flood.

FLOOD PROOFING. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FPA. Floodplain Administrator. The Regional Building Department designee who administers the Pikes Peak Regional Building Department floodplain program.

FREEBOARD. A factor of safety usually expressed in feet above the base flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effects of urbanization of the watershed.

GOVERNING BODY. A board of township trustees, city council, or board of county commissioners as determined and elected by the *Jurisdiction*.

JURISDICTION. Any of the signatory entities that established Pikes Peak Regional Building Department. *Jurisdiction* in context means the government entity with *Jurisdiction*.

LEVEE. A manmade structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water to provide protection from flooding.

LEVEE SYSTEM. A flood protection system, which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LIVING SPACE. Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing,



washing and/or sanitary purposes, and associated accessory use areas.

LOMR. Letter of Map Revision processed through FEMA.

LOMR-F. Letter of Map Revision Based on Fill processed through FEMA.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered as a building's lowest floor, provided that the enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section ~~RBC313.18~~ RBC313.18 of this Code.

MANUFACTURED HOME. A structure that is transportable in one or more sections, built on a permanent chassis, and designed to be used with or without a permanent foundation when connected to the required utilities. For purposes of these regulations, manufactured home also includes recreational vehicles or travel trailers placed on a site for more than six (6) months.

MANUFACTURED HOME PARK OR SUBDIVISION. A parcel of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL. The National Geodetic Vertical Datum (NGVD) or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

NEW CONSTRUCTION. Structures for which the "start of construction" commences on or after the effective date of initial floodplain management regulations adopted by the *Jurisdiction*; and is applicable to subsequent improvements to such structures.

RECREATIONAL VEHICLE. A vehicle which is built on a single chassis; four hundred (400) square feet or less when measured at the largest horizontal projections; designed to be self-propelled or towed by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGISTERED DESIGN PROFESSIONAL. An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state or jurisdiction in which the project is to be constructed.

REGULATORY FLOODWAY. The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the

water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

REVIEW BOARD. The board designated or established by the *Jurisdiction* to decide appeals and variance requests within the specific Jurisdiction, including the Drainage Board for the City of Colorado Springs and/or unincorporated El Paso County. Each *Jurisdiction* should establish its own Review Board or enter into an agreement with another member *Jurisdiction* to use the same Review Board. It is recommended that any Review Board be comprised of five (5) members as follows:

1. Professional Civil Engineer licensed by the State of Colorado
2. Realtor or Appraiser
3. Officer of a Financial Institution or Insurance Industry representative
4. Citizen Advocate – No ties to the construction community
5. Architect licensed by the State of Colorado

START OF CONSTRUCTION. The first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of pilings, construction of columns or any work beyond the stage of excavation. For a structure without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of a structure or any part thereof on its pilings or foundation. For manufactured homes, "start of construction" means the date of placement of the manufactured home on its permanent site.

STRUCTURE. A walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home. This term also applies to anything built or constructed that may impede the flow of water.

SUBSTANTIAL DAMAGE. Damage from any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Any rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure, before the improvement is started. The term does not, however, include either: Any project for improvement of a structure to comply with existing

state or local health, sanitary, or safety code specifications which are solely necessary to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or the state Inventory of Historic Places provided that the alteration will not preclude the structure's continued designation as an "historic structure".

VARIANCE. A grant of relief from the requirements of this section, which permits construction in a manner that would otherwise be prohibited by this section.

VIOLATION. A failure of a structure or other development to be fully compliant with the Jurisdiction's floodplain management regulations. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance required by this Code is presumed to be in violation until such documentation is provided.

WATER SURFACE ELEVATION. The height in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or other datum (where specified) of floods of various magnitudes and frequencies in the floodplains of riparian areas.

RBC313.7 APPLICATION. This section shall apply to all areas of special flood hazard and areas removed from the floodplain by the issuance of a FEMA *Letter of Map Revision Based on Fill* (LOMR-F) within the Jurisdiction.

RBC313.8 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD. The areas of special flood hazard identified by the Federal Emergency Management Agency (FEMA) in a scientific and engineering report entitled "The Flood Insurance Study El Paso County, Colorado and Incorporated Areas" effective as of December 7, 2018, with accompanying Flood Insurance Rate Maps (FIRM) and any amendments or revisions, is adopted by reference without further action by each Jurisdiction and declared to be a part of this section. The Flood Insurance Study (FIS) is part of this section. Amendments or revisions to any FIRM or FIS reports, adopted in the Code by reference, as promulgated by FEMA, are adopted by reference, as if fully set forth herein, without further action by each Jurisdiction and declared to be a part of the adopting resolution or ordinance.

RBC313.9 COMPLIANCE. No land shall hereafter be converted or altered nor structure shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Section and other applicable regulations.

RBC313.10 PENALTIES FOR NONCOMPLIANCE. Refer to local Jurisdiction's

penalties for noncompliance as stated within the Jurisdiction's ordinances or regulations.

RBC313.11 ABROGATION AND GREATER RESTRICTIONS. This section is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where ~~SECTION RBC313 - Section RBC313~~ of this Code and any other ordinance, regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

RBC313.12 INTERPRETATION. In the interpretation and application of this section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

RBC313.13 WARNING OF DISCLAIMER OF LIABILITY. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This section shall not create liability on the part of any local Jurisdiction, any officer or employee thereof, or FEMA, for any flood damages that result from reliance on this section or any administrative decision lawfully made hereunder.

RBC313.14 ESTABLISHMENT OF DEVELOPMENT PERMIT. A floodplain development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section ~~RBC313.8 RBC313-8~~ of this Code.

A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA *Letter of Map Revision Based on Fill* (LOMR-F), with a lowest floor elevation placed below the Base Flood Elevation with one foot of freeboard that existed prior to the placement of fill.

RBC313.14.1 The permit shall expire at the end of twelve (12) months from the date of issuance. Application for a floodplain development permit shall be made on forms furnished by the FPA and may include, but not be limited to:

1. Plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question;
2. Existing or proposed structures, fill, storage of materials, drainage facilities; and
3. The location and control of the foregoing.

RBC313.14.2 Specifically, the following information is required and is to be certified by a ~~registered design professional engineer or architect~~ licensed by the State of Colorado. (Elevations may be certified by a professional surveyor licensed by the State of Colorado.):

1. Elevation in relation to mean sea level or the lowest floor (including basement) of all structures;
2. Elevation in relation to mean sea level to which any structure has been floodproofed;
3. Evidence that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in Section ~~RBC313.20.2~~ RBC313.20.2 of this Code; and
4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

RBC313.14.3 If the proposed development activity is located within an identified regulatory floodway, a certification by a ~~Colorado-registered professional engineer~~ licensed by the State of Colorado that the proposed development will result in no rise in the base flood elevation, or satisfies the requirements of Section ~~RBC313.20~~ RBC313.20 of this Code.

RBC313.15 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR. The *FPA* is appointed to administer and implement ~~SECTION RBC313 - Section RBC313~~ of this Code by granting or denying development permit applications in accordance with its provisions.

RBC313.16 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR. Duties of the *FPA* shall include, but not be limited to the following:

RBC313.16.1 Permit Review. Review all development permits to determine that the permit requirements of this section have been satisfied;

1. Review all development permits to determine if the proposed development is located in the flood fringe. If located in the flood fringe, ensure that the provisions of Section ~~RBC313.20~~ RBC313.20 of this Code are met; and
2. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, ensure that the encroachment provisions of Section ~~RBC313.20.1~~ RBC313.20.1 of this Code are met.

RBC313.16.2 Use of Other Flood Data. When base flood elevation data has not been provided in accordance with Section ~~RBC313.8~~ RBC313.8 of this Code, the *FPA* shall obtain, review and reasonably utilize any *base flood* elevation and floodway data available from a federal, state or other source in order to administer Sections ~~RBC313.19.1~~ RBC313.19.1 and ~~RBC313.19.2~~ RBC313.19.2 of this Code.

RBC313.16.3 Obtain and Maintain Information. Obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures;

1. For all new or substantially improved flood proofed structures;
2. Verify and record the actual elevation (in relation to mean sea level); and
3. Maintain the flood proofing certifications required by Section ~~RBC313.14.2~~ RBC313.14.2 of this Code.
4. Maintain for public inspection all records pertaining to the provisions of this section.

RBC313.16.4 Alteration of Watercourses. Notify adjacent communities and the Colorado Water Conservation Board prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA; and

Require that maintenance is provided within the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished.

RBC313.16.5 Interpretation of Flood Boundaries. Make interpretations where needed as to the exact location of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the

interpretation as provided in Section ~~RBC313.17~~ ~~RBC313.17~~ of this Code.

RBC313.16.6 Rules and Regulations. The *FPA* is empowered to make such rules and regulations and to establish such criteria and methodologies as are necessary and consistent with the requirements for sound floodplain management pursuant to the guidelines and regulations promulgated by *FEMA*.

RBC313.17 Appeals and Review Procedures.

RBC313.17.1 Appeals. The Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, shall hear and decide appeals of decisions by the *FPA* when it is alleged there is an error in any requirement, decision, determination or interpretation made by the *FPA* in the enforcement or administration of this section.

Any person aggrieved by a decision of the *FPA* may appeal to the Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, provided a written notice of appeal, stating the grounds for appeal, is filed with the *FPA* within thirty (30) days of the date of the *FPA*'s decision. The Review Board shall hear the appeal at the next available meeting, but not less than fourteen (14) days after receipt of the notice of appeal.

The Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, shall conduct a public hearing on the appeal and shall consider the factors set forth in items 1 through 11 ~~Section RBC313.17.1.5~~, below. At the conclusion of the hearing, The Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, shall make appropriate findings and determine whether the *FPA*'s decision shall stand, be overturned or modified.

Those aggrieved by the decision of the Review Board may appeal the decision to the Governing Body of the *Jurisdiction*, provided that a notice of appeal, stating the grounds for appeal, is filed with the *FPA* within ten (10) days of the date of Review Board's decision. Upon receiving a perfected appeal, the matter shall be set for a public hearing according to the established procedures of the Governing Body of the *Jurisdiction*. At the conclusion of the public hearing, the Governing Body of the *Jurisdiction* shall determine whether there is ~~some~~ competent ~~some competent~~ evidence in the record to support the

Review Board's decision, and if so, then the decision must be affirmed. If there is no competent evidence in the record to support the Board's decision, the Governing Body of the *Jurisdiction* may overturn the decision or modify it.

In passing upon appeals of the *FPA*'s decision, the Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, shall consider all technical evaluations, all relevant factors, standards specified in other sections of this code, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the Governing Body of the *Jurisdiction*;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternate locations for the proposed use, which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of use, and sediment transport of the flood waters and the effects of wave action, if applicable, and expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Upon consideration of the factors listed in items 1 through 11 ~~above~~ ~~Section RBC313.17.1, Item 5~~, the Review Board, or the Governing Body of the *Jurisdiction*, if no Review Board is established, may impose conditions on the *FPA*'s decision as the Review Board or the Governing Body of the *Jurisdiction*, if no Review Board is established, deems necessary to further the purposes of this section.

Appeals to the District Court. Any person who has exhausted all administrative remedies established herein and is aggrieved by a decision of the Governing Body of the *Jurisdiction*, may appeal that decision to the El Paso County District Court pursuant to Rule 106 of Colorado Rules of Civil Procedure.

RBC313.17.2 Conditions for Pre-Construction Variances. *Variances* may be issued by the *FPA* for the reconstruction, rehabilitation or restoration of structures listed on

the National Register of Historic Places, the State Inventory of Historic Places, or part of the local Historic Preservation District or a locally designated historic landmark, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the *variance* is the minimum necessary to preserve the historic character and design of the structure.

All other *variances* shall be reviewed and approved by the Review Board or the Governing Body of the *Jurisdiction*, if no Review Board has been established; no application for *variances* shall be accepted or considered for an existing structure;

The Review Board or Governing Body of the *Jurisdiction*, if no Review Board has been established, shall conduct a public hearing on all applications for *variance*. The *FPA* shall be given an opportunity to comment on the application and make a recommendation to the Review Board or Governing Body of the *Jurisdiction*. The applicant shall be given an opportunity to support the request for variance and respond to any comments by the *FPA*. The public shall be given an opportunity to comment on the *variance* application;

Variances shall not be issued within any designated *floodway* if any increase in flood levels during the *base flood* discharge would result;

Variances shall only be issued upon a determination that the *variance* is the minimum necessary, considering the flood hazard, to afford relief; and

Variances shall only be issued upon the Review Board's or the Governing Body of the *Jurisdiction's*, if no Review Board has been established, finding that the application substantially complies with the following:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
- 1-3. A determination that the granting of a *variance* will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public as identified in Section RBC313.17.1 RBC313.17.1-5, or conflict with existing local laws ~~or~~ ordinances, rules, and regulations.

Any applicant to whom a *variance* is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the *base flood* elevation and that the cost of flood insurance will be commensurate with the

increased risk resulting from the reduced lowest floor elevation.

RBC313.18 GENERAL STANDARDS. In all areas of special flood hazards, the following standards are required:

RBC313.18.1 Base Flood Elevations. If *base flood* elevation data has not been provided per Section ~~RBC313.8~~ RBC313.8 of this Code, this data is required to be established and provided by a professional engineer licensed by the State of Colorado.

RBC313.18.2 Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure, as required by Section 1612 and Appendix G of the *International Building Code, 2021 Edition*.

RBC313.18.3 Construction Materials and Methods. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, as required by Section 1612 and Appendix G of the *International Building Code, 2021 Edition*;

All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage, as required by Section 1612 and Appendix G of the *International Building Code, 2021 Edition*;

All new mechanical and utility equipment shall be designed and/or elevated to prevent water from entering or accumulating in components, as required by Section 1612 and Appendix G of the *International Building Code, 2021 Edition*; and

All new construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically ~~equalize~~ ~~hydrostatic~~ ~~equalize~~ ~~hydrostatic~~ flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a ~~professional engineer or architect~~ ~~registered design professional~~ licensed by the ~~s~~State of Colorado, or must meet or exceed the minimum criteria as required by Section ~~RBC313.19.3~~ ~~RBC 313.19.4~~ and Appendix G of the *International Building Code, 2021 Edition*.

RBC313.18.4 Utilities. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration into the systems and discharge from the systems into flood waters; and

On-site wastewater ~~treatment-disposal~~ systems

and private sewage disposal systems shall be located to avoid impairment ~~to them~~ or contamination from ~~them~~ during flooding.

RBC313.18.5 Subdivision Proposals. All subdivision proposals shall be consistent with the need to minimize flood damage;

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

FEMA approved *base flood* elevation data and *100-year* floodplain boundaries shall be provided and shown on plats for subdivision proposals and other proposed developments that contain at least fifty lots or five (5) acres, whichever is less;

All buildable lots less than two and one half (2½) acres in size are required to be located entirely outside of the *100-year* floodplain. Lands within the *100-year* floodplain shall be established in a tract, and require that the owner maintain the tract. Buildable lots two

and one half (2½) acres and larger, are required to have the *100-year* floodplain contained in a drainage easement dedicated by plat in the name of the governing body with the restrictions of "No Build" and "No Storage of any Materials"; and

If subdivision proposals are located within three hundred (300) feet of a Zone A floodplain, FEMA approved base flood elevations and boundaries are required to be determined and shown on the plat, or provide a Floodplain Certification Letter by a registered design professional engineer or architect licensed by the sState of Colorado, stating that "Based on field verified characteristics of the property, the property is reasonably safe from flooding and to the best of the registered design professional's engineer's knowledge if the *100-year* floodplain were studied it would not enter the property in question".

RBC313.18.6 Prohibit all activities in a Special Flood Hazard Area that may be hazardous to public health and water quality; activities include but are not limited to landfills, disabled vehicles, etc.

RBC313.18.7 All fill placed within the *100-year* floodplain must be properly designed and compacted to ninety-five percent (95%) (ASTM D-698 equivalent or higher standard) with appropriate protection from erosion and scour. If other than ASTM D-698 is used, it must be certified by a professional engineer licensed by the State of Colorado.

RBC313.19 SPECIFIC STANDARDS. In all areas of special flood hazard where *base flood* elevation data has been provided as set forth in Section RBC313.18 ~~RBC313.18~~ of this Code (basis for establishing the Areas of Special Flood Hazard) the following provisions are required:

RBC313.19.1 Residential Construction. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated one (1) foot or more above *base flood* elevation.

For locations within an A zone for which no flood depth information has been documented on the *FIRM*, the *base flood* elevation may be deemed to be twenty-four (24) inches above the highest adjacent grade.

For locations within an *AO zone* for which no flood depth information has been documented on the *FIRM*, the *base flood* elevation may be deemed to be thirty six (36) inches above the highest adjacent grade.

Flood depth may also be determined using the methods outlined in FEMA 265 "**MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS , A GUIDE FOR OBTAINING AND DEVELOPING BASE (100-YEAR) FLOOD ELEVATIONS**"

RBC313.19.2 Nonresidential Construction. *New construction* and *substantial improvement* of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement together with attendant utility and sanitary facilities, elevated to one (1) foot or more above the level of the *base flood* elevation; or together with attendant utility and sanitary facilities, or shall:

- 1.** Be dry flood proofed as required by the Building Code to a point of one (1) foot above the *base flood* level so the structure is watertight with walls substantially impermeable to the passage of water;
- 2.** Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- 3.** Be certified by a registered design professional engineer or architect licensed by the State of Colorado, verifying the standards of this subsection are satisfied after construction is complete and prior to the *Certificate of Occupancy* being issued. Such certifications shall be provided to the *FPA* as

set forth in Section RBC313.16.3 ~~RBC313.16.3~~ of this Code.

4. New critical facilities shall be located outside the SFHA or,
5. Shall have lowest finished floor elevated to 2 ft above the *base flood* level, and shall have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a *100-year* flood event

RBC313.19.3—Openings in Enclosures below the Lowest Floor. Crawlspace are prohibited in residential construction below the *base flood* elevation.

~~For all other *new construction* and *substantial* RBC313.19.3 *improvements*, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a licensed-registered design professional licensed by the State of Colorado, engineer or architect or must meet or exceed the following criteria:~~

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
2. The bottom of all openings shall be no higher than one foot above grade;
3. Openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters.

RBC313.19.4—Manufactured Homes. *Manufactured homes* shall be anchored in accordance with Section RBC313.18.2 ~~RBC313.18.2~~ of this Code and installed in accordance with *FEMA 85* (*Manufactured Home Installation in Flood Hazard Areas*).

RBC313.19.4 All *manufactured homes* or those to be substantially improved shall conform to the following requirements:

1. Require that *manufactured homes* that are placed or substantially improved within *Zones A1-30, A, AO, AH, and AE* on the community's *FIRM* be elevated on a permanent foundation such that the lowest floor of the *manufactured home* is elevated a minimum of one (1) foot above the *base flood* elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse and lateral movement, when located within any of the following areas:

1.1 Outside of an existing *manufactured home park or subdivision*, or

1.2 In a new *manufactured home park or subdivision*, or

1.3 In an expansion to an existing *manufactured home park or subdivision*, or,

1.4 In an existing *manufactured home park or subdivision* on which a *manufactured home* has incurred *substantial damage* as the result of a flood.

~~In a new *manufactured home park or subdivision*, or~~

~~—In an expansion to an existing *manufactured home park or subdivision*, or,~~

~~—In an Existing *Manufactured Home Park or Subdivision* on which a *manufactured home* has incurred "*substantial damage*" as the result of a flood.~~

2. Require that *manufactured homes* not subject to the provisions of paragraph 2.1 of this section be elevated so that either

2.1 The lowest floor of the *manufactured home* is elevated one (1) foot above the *base flood* elevation, or

2.2 The *manufactured home* chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade, and is securely anchored to an adequate foundation system to resist floatation, collapse, and lateral movement.

~~—The lowest floor of the *manufactured home* is elevated one (1) foot above the *base flood* elevation, or~~

~~—The *manufactured home* chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade, and is securely anchored to an adequate foundation system to resist floatation, collapse, and lateral movement.~~

RBC313.19.5 Recreational Vehicles. A *recreational vehicle* shall meet the *permit* requirements and elevation and anchoring requirements of this Code unless:

1. It is on the site for fewer than six (6) months; and

2. It is fully licensed and ready for highway use; or

If the above two conditions are not meet, the

~~recreational vehicle it will~~shall meet the requirements of Section ~~RBC313.19.4~~ ~~RBC313.19.4~~ of this Code.

RBC313.20 FLOODWAYS. Located within areas of special flood hazard established in Section ~~RBC313.8~~ ~~RBC313.8~~ of this Code are areas designated as floodways. Because the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris, potential projectiles, and erosion potential, the following provisions apply:

RBC313.20.1 Prohibited encroachments, including fill, and other development, unless certification by a professional engineer licensed by the State of Colorado is provided demonstrating that encroachments shall not result in any increase in ~~100-year flood height or 100-year flood discharge~~, ~~or 100-year floodplain width~~.

RBC313.20.2 All *substantial improvements* shall comply with all applicable flood hazard reduction provisions of Sections ~~RBC313.18~~ ~~RBC313.18~~ through ~~RBC313.21~~ ~~RBC313.21~~ of this Code.

RBC313.20.3 Prohibit the placement of any ~~manufactured mobile~~ homes except in an ~~Existing Manufactured Mobile Home Park or Existing Mobile Home Subdivision~~. [RL199]

RBC313.20.4 When a proposed floodway improvement will cause an increase in the *base flood* elevation (BFE), the following conditions must be met as a condition of approval:

- 1.** No existing insurable structure(s) shall be located in the impacted area unless the applicant has an enforceable agreement with the owner of the structure(s) to purchase the structure(s) for the purpose of razing or removing same. Applicant shall produce proof of ownership prior to issuance of a floodplain *permit*;
- 2.** No existing structure(s) located outside the currently designated *100-year* floodplain area shall be placed inside the *100-year* floodplain as a result of the proposed floodway development, unless the applicant shows proof of razing or removing same;
- 3.** The applicant shall demonstrate that all reasonable and practicable engineering alternatives that would not result in a rise in the *base flood* elevation have been considered and determined to be impractical;
- 4.** The project must demonstrate a net reduction in flood loss potential and/or result

in a net public benefit to the community as a whole;

- 5.** A written statement from each owner of property impacted by the proposed development shall be submitted, stating the potential impacts on the property, acceptance of those impacts by the property owner, and that the property owner agrees to hold the governing body and *FEMA* harmless for any future flood losses attributable in whole or in part to the increased flooding;
- 6.** Applicant shall provide documentation of individual notice to all impacted property owners, explaining the impact of the proposed action on their property. Documentation shall include, as a minimum, evidence of service by certified mail, return receipt requested, or written evidence of service by sheriff or other process server. When deemed necessary by the governing body, the applicant may be required to execute indemnification agreements by which the governing body, *FEMA*, or individual property owners are held harmless for any future flood losses attributable in whole or in part to the increased flooding;
- 7.** All impacted governmental agencies must be notified of the proposed increase and given an opportunity to comment;
- 8.** The applicant shall apply for and receive a *CLOMR* from *FEMA* prior to issuance of a floodplain development permit. The applicant shall provide written acceptance of all conditions placed on the project by *FEMA*. A financial guarantee may be required to ensure completion of all proposed improvements;
- 9.** No building shall be occupied for its intended use until all conditions have been met and the applicant has obtained a final *LOMR* from *FEMA*; and the applicant shall provide written assurance that any altered watercourse shall be maintained as appropriate.

RBC313.21 FLOOD FRINGE. Located within areas of flood hazard established in Section ~~RBC313.8~~ ~~RBC313.8~~ of this Code are areas identified as flood fringe areas. Since *flood fringe* areas are important to floodplain management for the reasons that they provide natural storage of

floodwaters, control drainage patterns, and are an integral part of the floodplain system, the following provisions, in addition to any other applicable requirements of this section, shall apply:

RBC313.21.1 Provide that all *new construction* and *substantial improvements* are elevated on adequately anchored pilings or columns, and securely anchored to such pilings or columns so that the lowest floor, together with attendant utility and sanitary facilities, (excluding the pilings or columns) is elevated to one (1) foot or more above the base flood level;

RBC313.21.2 A professional engineer licensed by the State of Colorado shall certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand the velocity of floodwaters prior to issuance of a *Certificate of Occupancy*;

RBC313.21.3 Prohibit all *new construction* and *substantial improvements* of nonresidential structures, unless the lowest floor (including basement) together with attendant facilities, elevated or dry flood proofed one (1) foot or more above the base flood level.

RBC313.22 A-ZONES WITH NO FLOODWAY DESIGNATED. For waterways with *bBase Flood* elevations for which a regulatory *Floodway* has not been designated, no *new construction*, *substantial improvements*, or other development (including fill) shall be permitted within *Zones A1-*

30 and *AE* on the community's *FIRM*, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the *base flood* more than one-half ($1/2$) foot at any point within the community.

Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in *Zones A1-30, AE, AH*, on the community's *FIRM* which increases the water surface elevation of the *base flood* by more than one-half ($1/2$) foot, provided that the community first applies for a conditional *FIRM* revision through *FEMA* (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives *FEMA* approval.

RBC313.23 In accordance with Colorado State rule 12 H, whenever a stream alteration activity is shown by hydraulic modeling to increase or decrease the established *base flood* elevation (BFE) in excess of 0.30 vertical feet between the pre-project and post-project conditions, a *Letter of Map Revision (LOMR)* showing such changes shall be obtained from *FEMA* in order to accurately reflect the proposed changes on *FEMA's* regulatory floodplain map for the stream reach.

SECTION RBC314 - SWIMMING POOL AND SPA CODES

RBC314.1 SHORT TITLE SCOPE. This section shall be known and cited as the Swimming Pool and Spa Code. Swimming pools shall be regulated in accordance with the provisions of this section.

RBC314.2 SCOPE. The provisions of the Swimming Pool and Spa Code shall apply in accordance with Section RBC101.3 of this code.

RBC314.3 CODE ADOPTED BY REFERENCE. There is hereby adopted by reference the International Swimming Pool and Spa Code of the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, 2021 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. The Code is being adopted as if set out at length, to include the International Swimming Pool and Spa Code Appendices, save and except the following, which are declared to be non-applicable to the Jurisdiction and are therefore expressly deleted:

1. Chapter 1, Administration
2. Appendix A, Board of Appeals

RBC314.4 ADDITIONS AND MODIFICATIONS. The adopted Code is subject to the following additions and modifications:

RBC314.4.1 Section 302.1 Electrical. Delete and replace with the following:

302.1 Electrical. Electrical requirements for aquatic facilities shall be in accordance with NFPA 70. [RL200]

RBC314.4.2 Section 302.7 Tests. Delete.

RBC314.4.3 Section 304 FLOOD HAZARD AREAS. Delete and replace with the following:

304.1 General. Buildings and structures constructed in whole or in part in flood hazard area (as defined by Section RBC313.6) shall comply with SECTION RBC313 - of this Code.

RBC314.4.4 Section 305.2.4.1 Setback for mesh fences. Delete "20 inches" and replace with "32 inches".

RBC314.4.5 Section 305.4 Structure walls as a barrier. Delete item 1. and replace with the following:

1. Doors and gates shall have an alarm that produces an audible warning when the door or screen is opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. [RL201]

RBC314.4.6 Section 311.9 Hydrostatic pressure test. Add the following exception:

Exception: Circulation system piping, other than that integrally included in the manufacture of the pool or spa, shall be subjected to an air pressure test of 5 pounds per square inch (psi) (34.5 kPa). This pressure shall be held for not less than 15 minutes.

RBC314.4.7 Section 509.4 Clock. Delete

RBC314.4.8 SECTION 611 SIGNAGE This Section to be used for reference only. [RL202]

RBC314.4.9 Section 811.2 Insert a new section as follows:

RBC314.1- 811.2 Lifesaving equipment. Permanent inground residential swimming pools shall be provided with an accessory pole and throwing rope in accordance with Section 409.4.1 and Section 409.4.2. [RL203]

RBC314.2 DEFINITION.

Swimming Pool. Any structure intended for swimming, recreational bathing or wading that contains water over twenty four (24) inches deep having a surface area of more than one hundred (100) square feet. This includes, but is not limited to in-ground, above-ground and on-ground pools; hot tubs; spas and fixed in-place wading pools.

RBC314.3 APPLICABILITY OF REGULATIONS. The requirements of this section shall apply to all swimming pools within the jurisdiction, whether publicly or privately owned.

RBC314.4 ENFORCEMENT AND ADOPTION OF REGULATIONS. The Building Department shall have the duty to enforce Section RBC314 of this Code, and the Building Official or the Building Official's authorized representative, upon a proper showing of credentials, shall have the right to enter any building or premises in which or upon which a swimming pool is located in order to inspect any swimming pool with regard to these provisions:

In order to carry out the provisions of this section, the Building Official is authorized to issue to any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, an order to abate the nuisance involved. The order shall be served in writing upon the party responsible for the operation of the swimming pool, and shall require the person to abate the nuisance within a reasonable time as specified in the notice. Should the Building Official determine that the operation of the swimming pool is an imminent threat to the welfare and safety of the citizens of the Jurisdiction, the Building Official may order the swimming pool to be drained immediately. Should the person responsible for the operation of the

swimming pool not comply with such an order, the Building Official shall cause the nuisance to be abated, and the expense of such abatement shall be collected from the person who created, continued, or suffered such a nuisance to exist. Any party responsible for the operation of a swimming pool not in compliance with Section RBC314 of this Code, or who fails to obey an order of the Building Official to abate the nuisance involved, or who refuses to permit the Building Official to abate the nuisance involved, or who refuses to permit the Building Official or the Building Official's authorized representative to inspect the swimming pool, shall be guilty of a misdemeanor.

The Building Official may adopt any rules and regulations necessary for the proper administration and enforcement of Section RBC314 of this Code.

RBC314.5 SAFETY EQUIPMENT. Except as hereinafter stated, all swimming pools regulated by Section RBC314 of this Code shall be equipped with not less than one lightweight reaching pole of not less than twelve (12) feet in length, and not less than one life ring fifteen (15) inches in diameter with a line of three sixteenths (3/16) inch diameter rope attached of length equal to or exceeding the width of the pool. The reaching pole and the life ring shall be kept in a conspicuous place readily available to persons in the pool area.

Every swimming pool shall have the telephone numbers of the Fire, Police or any other appropriate emergency response service for that community posted in a prominent location in case of emergency.

RBC314.6 ENCLOSURES; FENCES REQUIRED. Except as hereinafter stated, every outdoor swimming pool regulated by Section RBC314 of this Code shall be completely enclosed by a fence or a wall not less than five (5) feet in height. Such fences or walls shall contain no openings, holes or gaps, except those equipped with gates or doors, larger than four (4) inches in a horizontal direction. Any openings, holes or gaps larger than four (4) inches, shall be equipped with doors or gates not less than five (5) feet in height. Such gates and doors shall be equipped with self-closing and self-latching devices designed to keep, and capable of keeping, such doors or gates

securely closed at all times when not in actual use, such latching device to be attached to the upper part of the gate or door not less than four (4) feet from grade to the operable portion of the device.

The enclosure around one and two family residential pools may be around the perimeter of the pool or the whole perimeter of the property or any part thereof. Enclosure around any other pool shall be around the pool area that shall include the pool, the pool deck and any appurtenant sunbathing area. The enclosure around one or more of the sides of the pool may include a building or other permanent structure; provided, however, that any access to the pool through such building or structure shall be equipped as hereinabove required.

The enclosure height requirements of this section shall not apply to any outdoor swimming pool enclosed by a wall or fence not less than four (4) feet in height existing on the date of final approval of this section. The self-closing and self-latching devices required on doors by this section shall not apply to any door which is part of the enclosure around the pool, which door is also the entrance to a single dwelling unit or recreational building of an apartment complex or motel.

RBC314.7 VARIANCES. The owner of any swimming pool may request a variance from the requirements of Section RBC314.6 of this Code by submitting to the Building Official a written application for such variance, setting forth a description of such pool and an alternate safeguard system by which entry into the swimming pool may be restricted or prevented. The Building Official may approve such alternate safeguard system upon finding that both of the following conditions exist:

1. That physical conditions of the premises would make the erection of a fence or a wall impractical; and
2. The proposed alternate safeguard system would accomplish the intent of the requirements of Section RBC314.6 of this Code.

RBC314.8 PUBLIC NUISANCE DECLARED. Any swimming pool not in compliance with this Section shall be and is hereby declared to be a public nuisance.