

Posted on May 10, 2021 at:



TOWN OF WIGGINS

**WORK SESSION
AGENDA**

May 12, 2021 at 7:00 P.M.

**304 CENTRAL AVENUE
WIGGINS, CO 80654**

***NOTE: THE PUBLIC IS HIGHLY ENCOURAGED TO ATTEND THE MEETING VIA
ZOOM DUE TO LIMITED SEATING CAPACITY***

***GO TO THE FOLLOWING SITE <https://zoom.us/j/94610870199>
FOR THE MEETING LINK***

- | | | |
|-----------|------------------------------------------------------------------------|-------------------|
| 1. | Presentation/Information from Kids at Their Best | 15 minutes |
| 2. | Presentation and Discussion on Adopting the 2018 Building Codes | 60 minutes |
| 3. | Other Items/Updates | 15 minutes |
| 4. | Future Agenda Topics | 5 minutes |

The Board of Trustees may adjourn for brief Special Meeting after the Work Session



STAFF SUMMARY

Board of Trustees Work Session

May 12, 2021

Date: May 6, 2021

Agenda No: 1

Topic: Updating Town of Wiggins Building Codes

Staff Members Responsible: Hope Becker, Planning & Zoning Administrator
Beau Warden, Building Inspector & Public Works Supervisor

BACKGROUND:

The Town of Wiggins currently uses the 2003 International Building Codes (IBC), the 2003 International Mechanical Code (IMC), and the 2003 International Residential Codes (IRC) when performing commercial and residential inspections. Each code is promulgated by the International Code Council. The IRC is a comprehensive, stand-alone residential code which establishes the minimum regulations for new one-and two-family dwellings and townhouses. It also applies to remodeling issues. The IBC provides regulations about practices used in commercial construction. The IMC provides the minimum requirements for mechanical systems. The Town of Wiggins has not updated its building codes since 2005.

The Town of Wiggins has recently experienced a growth in housing. While the current building codes are adequate for the current inspector to provide inspections and Certificates of Occupancy, they do not provide the most current and updated codes to provide homeowners additional savings, safety and protection from the elements of nature. The International Code Council also provides supplemental codes to help ensure residents and business owners that contractors will have the most current and up to date minimum requirements to follow in fire safety, zoning codes, property maintenance codes, energy conservation codes, swimming pool and spa codes, etc. Many of these supplemental codes are separate and small in comparison to the 2018 IBC or IRC codes but they provide additional support to the building codes.

Building codes are designed to protect buildings from harsh events such as fire, windstorms, and extreme temperatures. It protects the people and property housed within the building. They ensure structural integrity; electrical, plumbing and mechanical system safety. New things are always learned from catastrophic events allowing for new technologies and methods to be created to make buildings stronger and energy efficient. Updating the codes every three years allows for new technologies, materials, and better approaches to health and safety to be used in the next generation of buildings to potentially prevent less damage during catastrophic events.

SUMMARY:

The Board of Trustees expressed a desire that the Town adopt a newer version of building codes. In response to this, staff undertook the process of investigating the differences between the 2003 codes and the 2018 codes, including versions of the various specific companion codes (i.e., fire and energy codes) to determine which codes would be the best options for the Town. Staff has also requested advice from the Town’s contracted commercial building inspector, Pro Code, and the Town’s attorney to determine the proper steps for updating and adopting newer building codes.

The attached pages demonstrate how newer technologies and building techniques have expanded the newer codes to ensure that homeowners and customers of commercial buildings are safe. Also attached is staff’s recommendation for updating the Town’s building codes.

A meeting was also scheduled prior to the Board of Trustee meeting to provide staff feedback from area builders and contractors. Staff will provide a verbal report of this builder’s meeting at the Work Session.

FISCAL IMPACT:

Updating the building codes and adopting additional companion codes/supplements will have minimal impact to the town budget. Staff will need to spend time familiarizing themselves with the new code and has spent time researching the code information. The Town Attorney will expend time answering questions and will review/amend the ordinance for your consideration.

APPLICABILITY TO TOWN OBJECTIVES AND GOALS TO PROVIDE SERVICES:

The Town of Wiggins strives to provide current codes to provide its residents and businesses adequate public health and safety protections. Updating the codes such as the building codes is a part of this effort. The Town continues to make efforts to update all policies, procedures, and regulations to ensure the safety of all community members and businesses within the corporate limits of the Town.

QUESTIONS/INFORMATION REQUESTED FROM THE BOARD OF TRUSTEES:

- Do the Trustees have any questions of staff?
- Does the Board of Trustees have any additional feedback and/or suggestions for staff?
- Does the Board of Trustees agree with proceeding with adopting building codes as presented?

2018 Building Code Compared to 2003 Building Code

Chapter 1: Scope and Administration			
Code Section		Section Title	Description of Change
2018	2003		
Modification R101.2	R101.2	Scope	All instances where the International Building Code (IBC) permits construction under the IRC are now listed in the exception to the scope of the IRC.
Clarification R105.1, R110.1, R202	R105.1, R110.1, R202	Change of Occupancy	A definition for “Change of Occupancy” has been added and the requirement for a certificate of occupancy when there is a change of occupancy or use has been clarified.

Chapter 3: Building Planning			
Code Section		Section Title	Description of Change
2018	2003		
Modification Table R301.2(1)	Table R301.2(1)	Climatic and Geographic Design Criteria	The requirement for a Manual J assessment or engineered equivalent has been in the International Residential Code for several editions. To assist the designer, jurisdictions will now include variables for Manual J assessments with other climatic and geographic design criteria available from the building department.
Modification R301.2.2.1	R301.2.2.1	Seismic Design Category	New seismic design category (SDC) maps are included in the 2018 IRC. One map contains the most conservative ‘good quality’ soil type, assuming Site Class C or D, and may increase the local SDC. The second map is allowed if the site is identified as being Site Class A, B or D by geotechnical report or known local soil conditions; this map may lower the design spectral response acceleration, S_{DS} , potentially lowering the seismic design category.
Expanded R302.2	R302.1	Changed from Exterior Walls Changed to Fire Resistant Construction	References to the International Building Code (IBC) offer additional options and provide flexibility in determining the fire resistance rating of exterior wall assemblies.
Expanded R302.2	R302.2	Townhouse Separation	Two paths for achieving the fire-resistant separation between townhouse dwelling units – two 1-hour walls or a common wall – are spelled out in the townhouse provisions.
Added R302.13	*	Fire Protection of Floors above Crawl Spaces	Fire-resistant membrane protection is now required for the applicable floor framing materials above crawl spaces containing fuel-fired or electric-powered heating appliances.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2003		
Expanded R308	R308	Glazing	Glazing procedures, identification of hazardous locations, and identifying approved materials. Each section is significantly expanded.
Modification R310.1	R310.1	Emergency Escape and Rescue Openings	Emergency escape and rescue openings are no longer required for bedrooms in basements when the dwelling unit <i>is protected with an automatic fire sprinkler system</i> and other conditions are met.
Replaced & expanded R310.3	R310.3	Area Wells for Emergency Escape and Rescue Doors	For emergency escape and rescue doors in basements, a change in terminology replaces “bulkhead enclosures” with “area wells” and provisions for ladders and steps for area wells are added. Expanded from one paragraph to many to address emergency windows, doors, and storm shelters.
Expanded & added R311	*	Means of Egress	New exceptions, increased dimensions, and new permissions expanded for this entire section. Maximum rise of flights of stairs increased and handrails were modified. Entire additions: section 311.7 Stairways & 311.8 Ramps
Expanded R312	R312	Changed Guards to Guards & Window	Section expanded to further clarify the definition of guards and where they are required to be installed. Height requirements. Includes window fall protection and window sill dimensions.
Added R313	*	Automatic Fire Sprinkler System	Addresses the use of automatic fire sprinkler systems within 1 & 2 family dwellings. This is for new builds only and does not apply to alterations.
Moved R314	R313	Smoke Alarms	The exemption for interconnection of alarms during alterations based on feasibility has been removed from the code.
Added R315	*	Carbon Monoxide Alarms	Interconnection is now required where multiple carbon monoxide alarms are required in a dwelling unit.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter 3: Building Planning, Continued			
Code Section		Section Title	Description of Change
2018	2003		
New Solar Systems R324	*	Solar Energy Systems	Solar Systems Requirements are defined in section R324. It describes approved materials, required testing, and safety measures regarding fire safety measures.
New Mezzanines R325	*	Mezzanine Area	Defines the area limitations, means of egress, and the openness of mezzanines.
New Swimming Pools, Spas & Hot Tubs R326	*	Swimming Pools	States that design and construction of pools, spas, and hot tubs must comply with the International Swimming Pool and Spa Code
New Stationary Storage Battery Systems R327	*	Stationary Battery Storage	Residential code for storing stationary storage battery systems for electric vehicle. This code assists with guidelines for storage, how battery should be labeled, and proper installation.

Chapter 4: Foundations			
Code Section		Section Title	Description of Change
2018	2003		
Modification R403	Table R403.3(1)	Footings	Charts, diagrams, dimensions, and requirements have changed which improves the structures durability.
Modification R408	R408	Under Floor Space	Expanded with additional information on unvented crawl spaces. Removal of section debris was replaced with finished grade.

Chapter 5: Floors			
Code Section		Section Title	Description of Change
2018	2003		
New R507	*	Decks	Section R507 was added for ease of use and additional provisions are added to simplify prescriptive construction of a deck.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter 6: Wall Construction			
Code Section		Section Title	Description of Change
2018	2003		
Addition Table R602.3(6)	*	Alternate Stud Height	Provides clarification on stud use, support headers, seismic adjustment factors, girders and header spans, etc. This section was completely overhauled compared to 2003 and expanded with definitions on various types of woods, new dimensions, new tables, and exceptions.
Modification R602	R602	Wood Wall Framing	Completely expanded as new techniques have allowed builders and contractors options depending on their types of construction.
Modification Tables Chapter 6	Tables Chapter 6	Wall Construction Tables	The number of tables and diagrams have increased with a wealth of new data and improved drawings to demonstrate the proper methods.

Chapter 7: Wall Covering			
Code Section		Section Title	Description of Change
2018	2003		
Expanded R703	R703	Wall Coverings	All sections were expanded comparatively. Plaster and masonry were all expanded to define more specific requirements. Section 703.11 was an entirely new add for vinyl siding.

Chapter 8: Roof-Ceiling Construction			
Code Section		Section Title	Description of Change
2018	2003		
Modification Chapter 8	Chapter 8	Roof Ceiling Construction	Section R808 – Insulation clearance was eliminated in 2008. 2018 addresses new methods of flashing, trusses, notching, and fire resistance

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter 9: Roof Assemblies			
Code Section		Section Title	Description of Change
2018	2003		
New R902	*	Fire Application	Addresses various types of roofing materials and how they should be tested, listed, and labeled for fire classification.
New R905.7, R907	*	Rooftop Mounted Photovoltaic Panel Systems	New Section R905.17 addresses installation and attachment of building-integrated photovoltaic (BIPV) roof panels. R907 is an entire section addition.

Chapter 10: Chimneys and Fireplaces			
Code Section		Section Title	Description of Change
2018	2003		
Modifications Chapter 10	Chapter 10	Chimneys & Fireplaces	Changes made to section titles. ie-R908 changed from Masonry Chimneys to Masonry Fireplaces. Or R1006 changed from Masonry Heaters to Exterior Supply. Section improved with updated dimensions and changes to wall, insulation, firebox, smoke chambers, etc. for additional safety concerns.
Addition R1005.6 R1005.7 R1005.8	*	Chimney insulation shield	R1005.8 - Factory-built chimneys, which have been required to maintain a minimum clearance to insulation, are now required to have an insulation shield to provide the clearance to the insulation.

Chapter 11: Energy Efficiency			
Code Section		Section Title	Description of Change
2018	2003		
Chapter 11	Chapter 11	Energy Efficiencies	Although the 2003 IRC addresses energy efficiency, methods have changed so much in 15 years that many of the sections in 2003 did not match 2018 sections. The Chapter has been over hauled and goes into greater details regarding installation, products usage, testing, inspections, and maintenance.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter M13: General Mechanical System Requirements			
Code Section		Section Title	Description of Change
2018	2003		
Modification M1305.1.1	M1305.1.1	Access to Furnaces within Compartments	The appliance access requirements for furnaces in compartments have been removed from the code in favor of other code provisions and the manufacturer's instructions.
Modification M1305.1.3.2	M1305.1.4.2	Appliances Installed in Pits	The requirements for appliance installation in pits has been expanded to provide more detail and to be similar to language found in other ICC codes. The minimum bottom clearance has been reduced from 6 inches to 3 inches.

Chapter 15: Exhaust Systems			
Code Section		Section Title	Description of Change
2018	2003		
Modification n M1502	M1502.	Clothes Dryer Exhaust	This section has doubled in information and has charts help contractors and inspectors to install correctly. For example: A minimum area of 12.5 square inches has been established for the terminal outlet of dryer duct exhaust versus 2003 previously did not have a standard.

Chapter M16: Duct Systems			
Code Section		Section Title	Description of Change
2018	2003		
Modification M1601.1.2	M1601.1.2	Underground Duct Systems	Underground ducts, including both direct-burial ducts and those encased in concrete, require sealing and testing.

Chapter G24: Fuel Gas			
Code Section		Section Title	Description of Change
2018	2003		
Modification n G2406.2	G2406.2	Prohibited Locations for Appliances	A gas-fired clothes dryer is now allowed to be installed in a bathroom and toilet room where a permanent opening communicates with other permitted spaces.
Modification G2414.4.2, G2414.10.1	G2414.4.2, G2414.10.1	Schedule 10 Steel Gas Piping	The code now allows Schedule 10 steel pipe to be used for fuel gas piping.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter G24: Fuel Gas Continued			
Code Section		Section Title	Description of Change
2018	2003		
Modification G2415.11	G2415.11	Protection against Corrosion	Reorganization of this section includes new provisions to address corrosion protection of underground steel gas piping and protection for steel risers other than anodeless risers.
Clarification G2420.5.1	G2420.5.1	Shutoff Valve Location	Shutoff valves located behind movable appliances are considered as meeting the requirement for access.
Addition G2420.6	*	Support for Shutoff Valves in Tubing Systems	Shutoff valves in gas tubing systems require rigid support separate from the tubing to prevent damage at the valve connection.
Modification G2442.2	G2442.2	Forced Air Furnace Duct Size	The prescriptive duct size requirements for forced air furnaces have been deleted in favor of other sizing methods specific to the appliance.
Modification G2447.2	G2447.2	Commercial Cooking Appliances	Commercial cooking appliances are now permitted in dwelling units when installed in accordance with an engineered design and the manufacturer's instructions.

Chapter P25: Plumbing Administration			
Code Section		Section Title	Description of Change
2018	2003		
Added P2503	*	Shower Liner Testing	Requirements for shower liner testing was added.

Chapter P26: General Plumbing Requirements			
Code Section		Section Title	Description of Change
2018	2003		
Modification P2602.1	P2602.1	Connections to Public Sewer or Private Sewage Disposal System	The International Private Sewage Disposal Code (IPSDC) is referenced for installation of private sewage disposal systems where there are no state or local requirements for such systems.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Chapter P27: Plumbing Fixtures			
Code Section		Section Title	Description of Change
2018	2003		
Modification P2704	P2704	Slip Joint Connections	Slip joint connections are permitted anywhere between the fixture outlet and the drainage piping, and are no longer limited to the trap inlet, outlet and trap seal locations.
Modification P2713.1	P2713.1	Bathtub Overflow	Bathtub overflow outlets are no longer required.

Chapter P28: Water Heaters			
Code Section		Section Title	Description of Change
2018	2003		
Modification P2801.6	P2801.6	Plastic Pan for Gas-Fired Water Heaters	Plastic safety pans are now allowed under gas water heaters provided the material falls within the prescribed flame spread and smoke developed indices.
New P2802	*	Solar Water Systems	Defines and sets requirements for solar water systems as an alternative to hot water source.

Chapter P29: Water Supply and Distribution			
Code Section		Section Title	Description of Change
2018	2003		
Expanded P2902.5	P2902.5	Protection of Potable Water Connections	Section P2902.5 is virtually a complete add. Defines various potential connections to potable water and the requirements in which to keep water source protected from contaminants.

Chapter P30: Sanitary Drainage			
Code Section		Section Title	Description of Change
2018	2003		
Modification P3003.2	P3003.2	Prohibited Joints for Sanitary Drainage	A solvent cement joint is now permitted for joining ABS and PVC piping at the connection of the building drain to the building sewer.
Modification P3005.1.6	P3005.1.6	Reduction in Pipe Size	Water closet flanges, offset bend fittings and offset flanges are now specifically listed as exceptions to the provision that drainage piping must not be reduced in size in the direction of flow.

* Indicates was not contained in the 2003 Building Code.

2018 Building Code Compared to 2003 Building Code

Additional Section Added - Appendixes			
Code Section		Section Title	Description of Sections
2018	2003		
	*	Appendix L	Permit Fees
	*	Appendix M	Home Day Care R-3 Occupancy
	*	Appendix N	Venting Methods
	*	Appendix O	Automatic Vehicular Gates
	*	Appendix P	Sizing of Water Piping Systems
	*	Appendix Q	Tiny Houses
	*	Appendix R	Light Straw / Clay Construction
	*	Appendix S	Strawbale Construction
	*	Appendix T	Solar Ready Provisions - Detached 1 & 2 Family Dwellings & Townhouses

* Indicates was not contained in the 2003 Building Code.



Building Regulations of the Municipal Code to Adopt

The International Building Code, 2018 Edition

The International Residential Code, 2018 Edition

The International Fuel Gas Code, 2018 Edition

The International Mechanical Code, 2018 Edition

The International Existing Building Code, 2018 Edition

The International Property Maintenance Code, 2018 Edition

The International Swimming Pool and Spa Code, 2018 Edition

The International Energy Conservation Code, 2012 Edition

The National Electrical Code, Current State Adopted Edition

The International Plumbing Code, Current State Adopted Edition

International Building Code

The International Building Code. 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 33 inclusive Appendices is hereby adopted by reference as the Town of Wiggins Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

IBC Section 101.1 (Title) is amended by the addition of the term “Town of Wiggins” where indicated. IBC Section 101.4.3 (Plumbing) is amended by the deletion of the last sentence.

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

IBC Section 101.4.6 (Energy) is amended by replacing the words “International Energy Conservation Code” with “2012 International Energy Conservation Code”.

IBC Section 105.1 (Required) is amended by replacing the words “building official” with ‘Town’. IBC Section 105.2 (Work exempt from permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, greenhouses, playhouses and similar uses, provided the floor area does not exceed

120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exception #2 is deleted in its entirety. (Fences)

Building Exception #3 is amended to read as “Retaining walls which are not used as a yard perimeter and not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, III – A liquids.”

Building Exception #6 is deleted in its entirety. (Sidewalks & driveways)

Building Exception #14 is added to read “Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

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

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

IBC Section 109.4 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

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

Section 109.6 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The town shall not authorize

refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IBC Section 111.3 (Temporary occupancy) is amended by deleting the words “building official” in the first and second sentence and replacing it with ‘Town”.

IBC Section 113.1 (General) is amended by the deletion of the last two sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”

IBC Section 113.3 (Qualifications) is amended by the deletion of this section in its entirety.

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

IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IBC Section 915.2.1 (Dwelling units) is amended by the deletion of the first sentence and replaced with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on every level.”

IBM Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

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

IBC Section 1030.2. (Minimum size) is amended by the deletion of the exception.

IBC Section 1301.1.1 (Criteria) is amended by replacing “International Energy Conservation Code” with the “2012 International Energy Conservation Code”.

IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of “Town of Wiggins” where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town of Wiggins, where indicated in [Date of Issuance].

International Residential Code

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

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

IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town”.

IRC Section R105.2 (Work Exempt from Permit) is amended by:

Building Exception #1 is deleted in its entirety and replaced with “One-Story detached accessory structures used as tool and storage sheds, greenhouses, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.”

Building Exceptions #2 is deleted in its entirety. (Fences)

Building Exception #3 is amended to state “Retaining walls which are not used as a yard perimeter and not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a charge.”

Building Exception #5 is deleted in its entirety. (sidewalks and driveways)

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

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

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

IRC Section R108.5 (Refunds) is amended by the deletion of this section in its entirety and replaced with the following:

“The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is amended by the deletion of this section in its entirety and replaced with the following:

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

IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

R109.1.5.2 Insulation Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

IRC Section R110.4 IRC Section R110.4 (Temporary occupancy) is amended by the deletion of the words “building official” in the first and second sentence and replaced with ‘Town’.

IRC Section R112.1 IRC Section R112.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”

IRC Section R112.3 IRC Section R112.3 (Qualifications) is amended by the deletion of this section in its entirety.

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

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

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

Table R301.2 (1)

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Category	Subject to Damage From			Winter Design Temp Deg. F	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line	Termite					
30psf	115	No	B	Severe	30 in.	Slight to Moderate	1	YES	26713	1000	43F

IRC Section R303.4 IRC Section R303.4 (Mechanical Ventilation) is amended by replacing “5 air changes per hour” with “7 air changes per hour” and replacing the words “in accordance with section N1102.4.1.2” with “in accordance with section 402.4.1.2 of the International Energy Conservation Code 2012 Edition.

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

IRC Section R310.1 IRC Section R310.1 (Emergency escape and rescue opening required) is amended by adding the following after the first paragraph:

“All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.5.”

Exception #2 is amended by the deletion of the exception and its conditions.

IRC Section R310.2.3 IRC Section R310.2.3 (Window wells) is amended by the addition of the following;

“All windows in basements shall be an escape and rescue window, if requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section.”

IRC Section R310.2.3.1 IRC Section R310.2.3.1 (Ladder and steps) is amended by the addition of the following exception to read as follows:

“Exception: Only one window well ladder shall be required in an unfinished basement.”

IRC Section R312.1 IRC Section R312.1 (Guards required) is amended by the addition of a third paragraph as follows:

“All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

The access side of stairways need not be protected.

Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.

Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.”

IRC Section R313 IRC Section R313.1 (Automatic Fire Sprinkler Systems) is amended by the deletion of this section in its entirety.

IRC Section 315.3 IRC Section 315.3 (Location) is amended by deleting the first sentence and replacing it with the following:

“Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area and on each level.”

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following after the first paragraph:

“Foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer’s soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.”

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

IRC Chapter 11 IRC Chapter 11 (Energy Efficiency) is amended by the deletion of this chapter in its entirety and replaced with the 2012 International Energy Conservation Code.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by the deletion of the first sentence and replaced with “DWV systems shall be tested on completion of the rough piping installation by water or air without evidence of leakage.”

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

IRC Section P3103.1.1 IRC Section P3103.1.1 (Roof extension) is amended by replacing “6 inches” with “12 inches”.

International Mechanical Code

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

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

International Fuel Gas Code

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

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

IFGC Section 404.12 IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IFGC Section 404.12.1 IFGC Section 404.12.1 (Individual outside appliances) is amended by the deletion of this section in its entirety.

IFGC Section 406.4.1 IFGC Section 406.4.1 (Test pressure) is amended by replacing 3 psig with 10 psig.

International Plumbing Code

The International Plumbing Code. 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference

as the Town of Wiggins Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

The effective edition of the *International Plumbing Code* shall be the edition currently adopted by the State Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies as updated every 3 years. The effective date of the enforcement of the plumbing code shall 1 year after the State has adopted the latest edition.

A copy of the provisions of the *International Plumbing Code*, currently adopted by the State Plumbing Board, is available for public inspection during regular business hours at the State Plumbing Board office at the Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202. In addition, at least one copy of the edition of the *International Plumbing Code*, currently adopted by the State Plumbing Board, has been and is now on file in the town building department and may be inspected during regular business hours.

International Plumbing Code — Amendments - The International Plumbing Code as adopted by the town is hereby amended as follows: The plumbing permit fees for each permit shall be those established by State Plumbing Board and shall be collected by such.

International Energy Conservation Code

The International Energy Conservation Code. 2012 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters I through 5 inclusive, is hereby adopted by reference as the Town of Wiggins Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

IECC Section C101.1 IECC Section C101.1 (Title) is amended by the addition of the term “Town of Wiggins” where indicated.

IECC Section 101.5.2 IECC Section 101.5.1 (Low energy buildings) is amended by adding Exception #3 that reads as follows; Commercial structures that lack one or more of the basic amenities or utilities required for year-round occupancy or use such as a permanent heating system, insulation, and/or year-round usable plumbing.

IECC Section C109.1 IECC Section 109.1 (General) is amended by the deletion of the last three sentences and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”

IECC Section C109.3 IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

IECC Section R402.4.1.2 IECC Section R402.4.1.2 (Testing) is amended by the deletion of this section in its entirety.

International Property Maintenance Code

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

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

IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the section and is replaced with the following:

” Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the current adopted building and zoning codes.”

IPMC Section 103.5 IPMC Section 103.5 (Fees) is amended by the deletion of the section and is replaced with the following:

“Costs incurred in the performance of work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises or owner’s authorized agent where the unsafe structure is or was located for the recovery of such costs.”

IPMC Section 111.2 IPMC Section 111.2 (Membership of board) is amended by the deletion of this section in its entirety and replaced with the following:

“The members of the Board of Appeals shall be comprised of the members of the Town Board of Trustees.”

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

IPMC Section 111.2.2 IPMC Section 111.2.2 (Chairman) is amended by the deletion of this section in its entirety.

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

IPMC Section 111.2.4 IPMC Section 111.2.4 (Secretary) is amended by the deletion of this section in its entirety.

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

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

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

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

IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by the deletion of this section in its entirety.

IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by the deletion of this section in its entirety.

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

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

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

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

International Existing Building Code

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

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

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

IEBC Section 1401.2 IEBC Section 1401.2 (Conformance) is amended by the deletion of this section in its entirety and replaced with the following: “Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures.”

International Swimming Pool and Spa Code

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

National Electrical Code adopted

The National Fire Protection Association standard number 70, hereafter known as the *National Electrical Code*, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, Massachusetts, 02169-7471, is hereby adopted by reference as the Town of Wiggins Electrical Code as if fully set out in the ordinance codified herein with the additions, deletions, insertions and changes as follows, and such adoption is to have the same force and effect as if set forth herein in every particular.

The effective edition of the *National Electrical Code* shall be the edition currently adopted by the State Electrical Board, Division of Professions and Occupations, Department of Regulatory Agencies as updated every 3 years. The effective date of the enforcement of the electrical code shall 1 year after the State has adopted the latest edition.

A copy of the provisions of the *National Electrical Code*, currently adopted by the State Electrical Board, is available for public inspection during regular business hours at the State Electrical Board office at the Division of Professions and Occupations, Department of Regulatory Agencies, 1560 Broadway, Suite 1350, Denver, Colorado, 80202. In addition, at least one copy of the edition of the *National Electrical Code*, currently adopted by the State Electrical Board, has been and is now on file in the town building department and may be inspected during regular business hours.

National Electrical Code — Amendments - The National Electrical Code as adopted by the town is hereby amended as follows: The electrical permit fees for each permit shall be those established by State Electrical Board and shall be collected by such.