

## Ordinance 2025-02

A ORDINANCE ADOPTING THE 2024 EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL SWIMMING POOL AND SPA CODE, INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, INTERNATIONAL FIRE CODE, THE 2023 NATIONAL ELECTRICAL CODE, COLORADO FUEL GAS CODE, COLORADO PLUMBING CODE, COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE ALL REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, DEMOLITION, CONVERSION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF ALL BUILDINGS OR STRUCTURES, AND BUILDING SERVICE EQUIPMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE OF June 1, 2025.

WHEREAS, the Town of Blue River Building Official has recommended the adoption of the 2024 International Building Codes with the amendments as provided; and,

WHEREAS, copies of the 2024 International Building Code, International Residential Code, International Mechanical Code, International Fire Code, International Energy Conservation Code, International Property Maintenance Code, International Existing Building Code, National Electrical Code, Colorado Plumbing Code, Colorado Fuel-Gas Code and the Colorado Model Electric Ready and Solar Ready Code are available for public inspection and review at ICCSAFE.ORG, NFPA.ORG and COLORADO.GOV; and,

WHEREAS, all existing, unexpired, and active permits that were issued prior to the adoption date of resolution shall be completed under the version of the code in place at time of permit issuance; and,

WHEREAS, upon consideration of the same, the Board of Trustees finds that the proposed 2024 building codes are reasonable and appropriate, will promote public health, safety, and welfare, and should accordingly be adopted.

WHEREAS, the Town of Blue River, Colorado (“Town”) is a statutory town, duly organized and existing under the laws of the state of Colorado; and

WHEREAS, pursuant to C.R.S. § 31-15-401, the Town by and through its Board of Trustees (“Board”), possesses the authority to adopt laws and ordinances within its police power in furtherance of the public health, safety and welfare; and

WHEREAS, Colorado Revised Statutes § 31-16-201 to 208 provides that municipalities may adopt certain codes and standards by reference; and

WHEREAS, Pursuant to CRS § 31-16-204, the Board of Trustees may alter and amend any building code; and

WHEREAS The Town of Blue River, Board of Trustees did approve **Ordinance 5**, Series of 2023, adopting with certain amendments the International Building Code, 2018 Edition which is codified as Blue River Municipal Code Chapter 18 – Building Regulations, and the Board of Trustees now desires to repeal and reenact the entire Article II with the adoption of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF BLUE RIVER, COLORADO AS FOLLOWS:

Section 1. Chapter 18 Article II– Building Codes are repealed entirely and reenacted as follows:

## ARTICLE II Building Codes

### Sec. 18-2-10. Administrative.

- (a) No building or work on any building shall be commenced within the Town without first obtaining a building permit as required by this Article and the codes adopted herein and paying the appropriate building permit fee.
- (b) For any work requiring a contractor license pursuant to Section 18-1-70 of this Code, permits under this Article shall only be issued to the contractor or registrant or their authorized representative. It shall be unlawful for any person to fraudulently use a license or registration issued to a contractor or registrant to obtain a permit for another person.
- (c) The Board of Trustees may retain an independent contractor to serve as the Building Department for the Town of Blue River pursuant to a written contract approved by the Board of Trustees, which contract shall appoint a person to serve as Building Official, and set forth the general duties, responsibilities and requirements of the Building Official. No member of the Building Department shall be an officer of the Town or hold any other elected or appointed office or position within the Town. Members of the independent contractor shall not be considered employees of the Town.

### Sec. 18-1-20. Adoption of codes.

- (a) Pursuant to Title 31, Article 16, Part 2, C.R.S., the codes and standards hereinafter described are hereby adopted by reference, subject to the amendments herein set forth. The subject matter of the codes and standards adopted herein includes the regulation of the new construction, alteration and repair of all new and existing structures, along with all plumbing, mechanical, electrical and installations therein or in connection therewith. In case of any conflict between a code adopted herein and any other specific provision of the Town of Blue River Municipal Code, the specific provision of the Town of Blue River Municipal Code shall prevail. Copies of the referenced codes and standards are available for public inspection and review by any interested party at [ICCSAFE.org](http://ICCSAFE.org), [NFPA.org](http://NFPA.org) and [COLORADO.gov](http://COLORADO.gov)
- (b) The International Building Code, 2024 Edition, First Printing, August 2023, as amended, and appendix G for flood resistant construction, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Building Code as if fully set out in this Article with the additions deletions insertions and changes as follows:
  - (1) IBC Section 101.1. (title) is amended by the addition of the term Town of Blue River where indicated.
  - (2) IBC Section 101.4.3 (Plumbing) is amended to read in its entirety:

The provisions of the International Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Private sewage disposal systems shall comply with Summit County Public Health Department regulations. Sewer systems shall comply with Upper Blue Sanitation District regulations.
  - (3) IBC Section 105.2 (Work Exempt from Permit) Number 1 is deleted in its entirety

- (4) IBC Section 105.5 (expiration) is amended to read in its entirety:  
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. The building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated.
- (5) IBC Section 110.3.1 is amended by adding a new subsection as follows:  
110.3.1.1 Survey. For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor.
- (6) IBC Section 110 is amended by adding a new section to read as follows:  
110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.  
This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a reinspection, the applicant shall file an application therefor in writing and pay the reinspection fee in accordance with the fee established by the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- (7) IBC Section 111 is amended by adding the following new section:  
Section 111.5 Certificate of Occupancy Required. No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site and building and utility inspections, as applicable. Failure to obtain a certificate of occupancy is noncompliance and shall be punishable by the penalties indicated in Section 18-2-50.
- (8) IBC Section 113.1 (general) is deleted and replaced to read in its entirety:  
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for

conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

- (9) IBC Section 718 is amended by adding a new subsection as follows:  
718.6 Fireplace enclosures. Fireplace enclosures shall be protected from the inside by no less than 5/8" type "X" drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.
- (10) IBC Section 1507.1.2 is amended to read in its entirety:  
1507.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.  
Exception: Detached accessory structures not containing conditioned space.
- (11) IBC Section 3303 is amended by adding the following new section:  
3303.8 Asbestos. Prior to the commencement of demolition, the owner of the property shall either submit to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.

(c) The International Residential Code, 2024 Edition, First Printing, "January 2024", and appendices, BE and BO, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, including sections amended by the State of Colorado; Department of Regulatory Agencies, as part of the Colorado Plumbing Code and Colorado Fuel Gas Code listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Residential Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows:

- (1) IRC Section R101.1. (Title) is amended by the addition of the term Town of Blue River where indicated.
- (2) IRC Section 105.2 (Work Exempt from Permit) Number 1 and 2 are deleted in their entirety.
- (3) IRC R105.5 (Expiration) is amended to read in its entirety:  
Every permit shall become invalid unless the work authorized by such permit is commenced within 365 days after its issuance. When the work has commenced, the building official is authorized to grant one or more extensions of time, for a period of not more than 365 days each. The extension shall be requested in writing and justifiable cause shall be demonstrated.
- (4) IRC Section 106 is amended by adding a new subsection as follows:  
Section R106.6 Asbestos. Upon permit application and prior to the commencement of demolition, the owner of the property shall either submit to the Town a certification, in a form reasonably acceptable to the Town, that the structure is asbestos-free or submit a plan for removal of asbestos for approval by the building official and appropriate agencies with the State of Colorado.

- (5) IRC Section 108.6. (work commencing before permit issuance) is amended to add the following sentence at the end of the paragraph: "The fee shall be equal to 100% of the original building fee in addition to the required permit fees."
- (6) IRC Section R109.1.1 (foundation inspection) is amended by adding a new subsection as follows:  
R109.1.1.1 Lot boundaries  
For all new buildings or additions, before foundation inspections and approval thereof, it shall be required that the owner, lessee, builder or contractor locate the property boundaries with a professional surveyor placing at the property corners of the building site, stakes or other monuments to establish said boundaries. The building official shall receive an Improvement Locations Certificate completed by a Colorado licensed surveyor.
- (12) IRC Section 109 is amended by adding a new section to read as follows:  
109.5 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.  
This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a reinspection, the applicant shall file an application therefor in writing and pay the reinspection fee in accordance with the fee established by the building official. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
- (7) Delete Section R110.4 (temporary certificates) in its entirety
- (8) Section R110 (Certificate of Occupancy) is amended by adding the following new section:  
Section R110.5 Certificate of Occupancy Required  
No building or structure shall be used or occupied until the Building Official has issued a certificate of occupancy as provided in this code. Issuance of a certificate of occupancy shall not be construed as approval of a violation of the provisions of this Code or other ordinance of the Town. A certificate of occupancy shall be issued by the Building Inspector or by the duly appointed official of the Town upon successful completion of the site, building and utility inspections, as applicable. Failure to obtain a certificate of occupancy before permit expiration is noncompliance and shall be punishable by the penalties indicated in 18-2-50
- (9) Section R112.1 (General) is amended to read in its entirety:  
In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be a board of appeals created when necessary. The board of appeals shall be appointed by the building official and be approved by the Town Manager and shall hold office at its pleasure. The board shall adopt rules of procedure for

conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

- (10) IRC Section 202 (definitions) is amended by changing or adding the following definitions with all others to remain unchanged:

Basement: A story that is not a story above grade plane or underfloor spaces with a height of more than 7 feet.

Patio Cover: A structure with no less than 65% of the wall area under 6 feet 8 inches screened or glazed and less than 12 feet in height, used for recreation or outdoor living purposes associated with a dwelling unit.

Sleeping Loft: A space designated for sleeping on an intermediate level or levels between the floor and ceiling of a *story*, open on one or more sides to the room in which the space is located.

Sleeping Room: A room or space that does not have a clear and permanent use other than sleeping, as determined by the building official, and meets the following criteria: 1: Exceeds 70 sqft. 2: has walls and doors. 3: contains a closet space.

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

Table R301.2(1)

Climatic and Geographic Design Criteria

| Ground Snow Load         | Wind Design                       |                     |                     |                        | Seismic Design Category | Subject to Damage |                  |                    |
|--------------------------|-----------------------------------|---------------------|---------------------|------------------------|-------------------------|-------------------|------------------|--------------------|
|                          | Speed (mph)                       | Topographic effects | Special wind region | Wind-borne debris zone |                         | Weathering        | Frost line depth | Termite            |
| ASCE 7-22                | ASCE 7-22*                        | YES                 | Yes                 | NO                     | B                       | SEVERE            | 42 inches        | SLIGHT TO MODERATE |
| Winter Design Temp       | Ice Barrier Underlayment Required | Flood Hazards       | Air Freezing Index  | Mean Annual Temp       |                         |                   |                  |                    |
| -10 F                    | YES                               | SEE MAPS            | 2500                | 32 F                   |                         |                   |                  |                    |
| Manual J Design Criteria |                                   |                     |                     |                        |                         |                   |                  |                    |

| Elevation                      | Latitude              | Winter heating        | Summer cooling      | Altitude correction factor | Indoor design temperature | Design temperature cooling | Heating temperature difference |
|--------------------------------|-----------------------|-----------------------|---------------------|----------------------------|---------------------------|----------------------------|--------------------------------|
| 10,036 FT                      | 39.4088 N             | -13 F                 | 81 F                | .69                        | 72 F                      | 75 F                       | 85 F                           |
| Cooling temperature difference | Wind velocity heating | Wind velocity cooling | Coincident wet bulb | Daily range                | Winter humidity           | Summer humidity            |                                |
| 6                              | 15 MPH                | 7.5 MPH               | 51                  | HIGH (H)                   | 50 %                      | 50%                        |                                |

\*Hurricane prone region provisions are not required

- (12) IRC Section R309 (automatic sprinkler systems) is amended to read in its entirety:  
R309.1 Townhouse automatic sprinkler systems.  
An automatic sprinkler system shall be installed in townhouses and shall comply with NFPA 13D and be approved by the Fire Department.  
Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system and not adding an additional dwelling unit.  
R309.2 One- and two-family dwellings automatic fire sprinkler systems.  
An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings that exceed 6000 square feet of total aggregate fire area.  
R309.2.1 Design and installation.  
Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D and be approved by the Fire Department.
- (13) IRC Section 310.3 Number 2 is amended to read in its entirety:  
2. Outside each separate sleeping area within 15 feet of the doorway of the sleeping rooms
- (14) IRC Section 311.3 is amended to read in its entirety:  
Carbon monoxide alarms in dwellings units shall be installed outside of each separate sleeping area within 15 feet of the doorway of the sleeping rooms. Where a fuel-burning appliance is located within a sleeping room or its attached bathroom or communicative spaces within such, a carbon monoxide alarm shall be installed within the sleeping rooms.
- (15) Add section R313.2 (Internal Fire Protection) with the following language:  
R313.2 Internal Fire Protection. Unsprinklered residences between 4,000 and 6,000 square feet shall be provided with 5/8 inch Type “X” drywall or ½” Cementous board throughout the structure.
- (16) IRC Section R315 (sleeping lofts) is deleted and replaced to read in its entirety:  
Where provided in dwelling units or sleeping units, sleeping lofts shall comply with the requirements for a sleeping room.



- (17) IRC Section 317.5 (fire sprinklers) is amended to read in its entirety:  
Where the home is required to be sprinklered, the garage shall comply with NFPA 13D.
- (18) IRC Section R325.8 is amended by adding a new subsection:  
R325.8.1 Single Heating Source. In homes under 800 sqft of total habitable area, a single heat source shall be permitted.
- (19) IRC Section R403.1.4.1 is amended by adding a new subsection as follows:  
R403.1.4.1.1. Frozen Soil. All snow, frost and ice must be removed from the forms, reinforcing steel, embedded materials and similar items before concrete placing is begun. Concrete should never be placed on frozen subgrade as to do so can result in loss of support when the ground thaws. The Building Official shall be provided sufficient evidence that the soil is not frozen at the time of inspection and during the pour.
- (20) IRC Section R902.1 (roof assemblies.) is amended to read in its entirety:  
Roof decks shall be covered with materials as set forth in Section R904 or with roof coverings as set forth in Section R905. Roof assemblies shall be class A, and they shall be tested in accordance with ASTM E108 or UL 790. The roof assembly shall be listed and identified as to class by an approved agency.
- (21) IRC Section R905.1.2 is amended to read in its entirety:  
R905.1.2 Ice Barriers. An ice dam protection that consists of an approved self-adhering modified bitumen sheet underlayment shall be used at all sloped roofs. This ice dam protection underlayment shall extend up the slope of the roof from the drip edge of the roof or eave and cover the entire roof deck surface. In new construction, ice dam protection shall extend a minimum 30 inches up walls adjacent to the roof surface.
- (22) IRC Section R908.4.1 (roof recovering over wood shingles or shakes) is amended to read in its entirety:  
The application of a new roof covering over wood shingles or shakes shall be prohibited.
- (23) IRC Chapter 10 is amended by adding a new section to read as follows:  
Section 1007 Fire Protection  
1007.1 Fireplace enclosures. Fireplace enclosures shall be protected from the inside by no less than 5/8" type "X" drywall or one-hour fire resistive materials. Portions that extend above the roof line are not required to be protected.
- (24) IRC Chapter 11 (Energy Efficiency) is deleted and replaced with the following to read in its entirety:  
Section N1101 Scope and General Requirements  
N1101.1 Scope.  
This chapter applies to the design and construction of residential buildings as regulated by this code.  
N1101.2 Referenced Code  
Residential provisions of the 2024 International Energy Efficiency Code as adopted and amended shall regulate the design and construction of residential structures for energy efficiency.
- (25) IRC Section M1414.1 is amended by adding an additional sentence to the section to read:

Fireplace stoves shall comply with the requirements of the State of Colorado; Department of Public Health and Environment.

- (26) IRC Section M1502.6 (makeup air) is amended to read in its entirety:  
M1502.6 Makeup air. installations exhausting more than 300 cubic feet per minute shall be provided with makeup air.
- (27) IRC Section M1701 is amended by adding a new subsection to read as follows:  
M1701.3 Combustion air terminations. Combustion air terminations shall be a minimum of 36 inches above ground level.
- (28) IRC Section M1804 is amended to add a new subsection to read as follows:  
M1804.5 Termination Heights. Direct vent and mechanical draft systems shall terminate at a height of no less than 36 inches above ground level.
- (29) IRC Section M2001 is amended by adding a new subsection to read as follows:  
M2001.5 Drain required. All mechanical rooms containing a boiler shall be provided a floor drain.
- (30) IRC Section G2404 is amended by adding a new subsection as follows:  
2404.12 Flue Testing  
2404.12.1 Testing. All exhaust vents for fuel fired equipment shall be tested to a minimum of 5 PSI air test at time of rough inspection. This test shall include all piping from the exterior termination to within 2 feet of the equipment connection. Piping shall hold pressure for no less than 10 minutes. Final connections are verified visually on final inspection. Piping without joints shall not be required to be tested.
- (31) IRC Section G2406.3 is amended to add the following sentence:  
All exterior fire pits and fireplaces shall not be installed on or under combustible structures unless the entire appliance is listed and tested as a unit for that application.
- (32) IRC Section G2417.4.1 is amended to read in its entirety:  
The test pressure to be used shall not be less than 1-½ times the proposed maximum working pressure, but not less than 10 psig. Where the test pressure exceeds 125 psig, the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.
- (33) IRC Section G2445 is deleted and replaced with the following language:  
G2445.1 (general)  
Unvented room heaters are prohibited.
- (34) IRC Section P2603.5 (Freezing) is amended to read in its entirety:  
P2603.5 Freezing. Water soil and waste pipe shall not be installed outside of a building thermal envelope, in exterior walls, in attics or crawlspaces, or any other space subjected to freezing temperatures unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 60 inches deep or protected from frost by approved means.
- (35) IRC Section P2603.5.1 (Sewer Depth) is amended by inserting “24 inches” in both locations where indicated.
- (36) IRC Section P2904 (dwelling unit sprinkler systems) is deleted in its entirety.
- (37) Section P2905.3 (hot water supply to fixtures) is amended by changing 100 feet to 30 feet.

- (38) IRC Section P3103.1 (roof extension) is amended to read in its entirety:  
P3103.1. Roof extension. All open vent pipes which extend through a roof shall be terminated at least 16 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof
  - (39) IRC Part VIII is deleted and replaced with the following to read in its entirety:  
3401.1 Referenced Code. Electrical and associated installations shall comply with the requirements of the Town of Blue River Electrical Code as adopted in section (l)
- (d) The International Mechanical Code, 2024 Edition, First Printing, May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Mechanical Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IMC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (e) The Colorado Fuel Gas Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IFGC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (f) The Colorado Plumbing Code, as adopted by the State of Colorado; Department of Regulatory Agencies as listed in Rule 3 CCR 720-1 pursuant to the authority granted to the Colorado Plumbing Board by 12-155-105(1)e and 12-155-106(1) and (5), C.R.S., is hereby adopted by reference as the Town of Blue River Plumbing Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IPC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
  - (2) IPC Section 903.1 (roof extension) is amended by inserting “12 inches” where indicated
- (g) The International Property Maintenance Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IPMC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
  - (2) IPMC Section 102, Applicability, is amended by the addition of a new Subsection 102.11 to read as follows:  
102.11 Conflicts with other provisions. In the event of a conflict between the provision of this code and any other provision of the Town of Blue River Land Use Code or other codes adopted by the Town, the stricter provision shall govern,

it being the intent of the Board of Trustees to enforce requirements pertaining to the health, safety and welfare of the Town's residents and businesses.

- (3) IPMC Section 103, (Department of Property Maintenance Inspection) is amended to read as follows:
    - 103.1 Code Official. The Code Official, as that term is used in this code, shall be the designated code enforcement officer or the building official where applicable.
  - (4) IPMC Section 111.2 (Membership of Board) is amended to read as follows:
  - (5) 111.2 Board of Appeals. The Board of Appeals, as that term is used in this code, shall be the Board of Adjustment created and governed by the Land Use Code.
  - (6) IPMC Section 302.4: Insert "twelve (12) inches." where indicated
  - (7) IPMC Section 602.3: Insert "October 1 to May 1." where indicated
  - (8) IPMC Section 602.4: Insert "October 1 to May 1." where indicated
- (h) The International Existing Building Code, 2024 Edition, First Printing, August 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.
- (1) IEBC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
  - (2) International Existing Building Code is amended by replacing all references to "ICC Electrical Code" with "Code Adopted by the Colorado State Electrical Board."
- (i) The International Energy Conservation Code, 2024 Edition, First Printing May 2024, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
- (1) IECC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
  - (2) IECC Section R402.2.10.1 is amended by adding a new sentence to read as follows:

R-10 insulation shall be required where full slab insulation is required.
  - (3) IECC Section R403.6.1 (Heat or energy recovery ventilation) is amended to read in its entirety:

R403.6.1 Heat or energy recovery ventilation. Dwelling units over 800 sqft shall be provided with a heat recovery or energy recovery ventilation system. The system shall be a balanced ventilation system with a sensible recovery efficiency of not less than 65 percent at 32 degrees F at an airflow greater than or equal to the design airflow. The sensible recovery efficiency shall be determine from a listed value or from interpolation of listed values.
- (j) The Colorado Model Electric Ready and Solar Ready Code, June 1, 2023, published by the State of Colorado; Department of Local Affairs, 1313 Sherman St, Suite #518, Denver Colorado 80203, is hereby adopted by reference as the Town of Blue River Model Electric Ready and Solar Ready Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:

- (1) Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
- (k) The International Swimming Pool and Spa Code, 2024 Edition, First Printing, July 2023, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Swimming Pool and Spa Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
  - (1) ISPSC Section 101.1 (Title) is amended by the addition of the term Town of Blue River where indicated.
  - (l) The National Electrical Code, as adopted by the State of Colorado; Department of Regulatory Agencies, as listed in Rule 3 CCR 710-1 is hereby adopted by reference as the Town of Blue River Electrical Code as if fully set out in this ordinance.
  - (m) The International Wildland-Urban Interface Code, 2024 edition, First Printing “October 2023”, and appendix C, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the Town of Blue River Wildland-Urban Interface Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows:
    - (1) IWUIC Section 103.1 is amended to read in its entirety:  
The enforcement agency is hereby created and the officials in charge of thereof shall be known as the code officials. The building official shall provide enforcement of provisions related to the new construction or alteration of structures, and the Fire Official shall provide enforcement of provisions relating to the site and maintenance of the structure and site.
    - (2) IWUIC Section 302.2 is deleted and replaced with the following:  
302.2 Designations. All locations in the jurisdiction shall be considered wildland-urban interface areas.
    - (3) IWUIC Section 502 is deleted and replaced with the following:  
Section 502: Fire Hazard Severity  
502.1 General. Fire hazard severity is extreme in all locations of Town of Blue River Jurisdiction

**Sec. 18-1-30. Purpose.**

The purpose of adopting the foregoing code is to protect the public health, safety and general welfare of the inhabitants of the Town by providing for sound and safe structures and prohibiting certain practices.

**Sec. 18-1-40. Scope.**

The subject matter of the adopted primary code and secondary codes includes the construction, erection and demolition of buildings, providing for the issuance of permits for certain construction and regulating construction practices and establishing standards for construction in the Town.

**Sec. 18-1-50. Violations and penalty.**

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this Code. A person or entity who

violates this Code may be fined in an amount not to exceed two thousand six hundred and fifty dollars (\$2650.00), or imprisoned for not more than one (1) year or suffer both fine and imprisonment. A separate offense shall be deemed committed on each day or portion thereof that the violation of any of the provisions of this Article occurs or continues unabated after the time limit set for abatement of the violation.