

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 25, 2022**

**AN ORDINANCE AMENDING TITLE 22, BUILDINGS AND CONSTRUCTION, OF THE GREELEY
MUNICIPAL CODE RELATING TO THE ADOPTION OF THE 2021 INTERNATIONAL CODES**

WHEREAS, it becomes necessary to update the Greeley Municipal Code from time to time to adopt the most recent publication of the International Codes, with local amendments; and

WHEREAS, the City of Greeley had previously adopted the 2018 International Codes, with local amendments; and

WHEREAS, the 2021 International Codes have been published and are the most recent edition.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. Chapter 2, Building Code, of Title 22, Buildings and Construction, shall be amended as shown in Appendix A.

Section 2. Chapter 3, Residential Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 3. Chapter 4, Mechanical Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 4. Chapter 5, Property Maintenance Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 5. Chapter 6, Existing Building Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 6. Chapter 8, Energy Conservation Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 7. Chapter 9, Plumbing Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 8. Chapter 10, Fuel Gas Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 9. Chapter 12, Fire Code, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

Section 10. Chapter 13, Mobile Homes, of Title 22, Buildings and Construction shall be amended as shown in Appendix A.

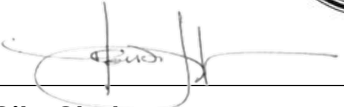
Section 11. This ordinance shall become effective on January 1, 2023, following its final publication as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS 2nd DAY OF AUGUST, 2022.

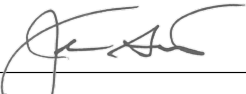
ATTEST:



THE CITY OF GREELEY, COLORADO



City Clerk



Mayor

APPENDIX A
AN ORDINANCE AMENDING TITLE 22, BUILDINGS AND CONSTRUCTION, OF THE GREELEY
MUNICIPAL CODE RELATING TO THE ADOPTION OF THE 2021 INTERNATIONAL CODES
GREELEY MUNICIPAL CODE

Section 1. Chapter 2, Building Code, of Title 22, Buildings and Construction, shall be amended as follows:

Sec. 22-31. International Building Code adopted.

The International Building Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "building code." The building code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The building code provides the standards for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings or structures. The provisions of this code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.~~

Sec. 22-32. Additions, deletions and amendments to building code designated.

Sections 105.2, 109.3, 109.4, 109.6, 109.7, 110.3.56, 110.6, 113.1, 113.2, 113.3, 113.4, 114.1, 114.4, 406.3.2.1, ~~419.1.1(5)~~, 508.5.1(5), 1008.3, 1507.2.8.4, 1507.2.8.5, 1608.2, 1907.2 and 2707.1 of the building code are hereby enacted as amended, added or deleted to read as set out in sections 22-33 through 22-51.

Sec. 22-33. Section 105.2 amended; work exempt from permit.

Sec. 105.2 of the building code is amended to read as follows:

Sec. *105.2 Work exempt from permit.* Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following: ~~Building.~~

Building:

~~e-1.~~ e-1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11 m²).

~~b-2.~~ e-2. Fences not over 7 feet (2,134 mm) high.

~~e-3.~~ e-3. Oil derricks.

~~e-4.~~ e-4. Retaining walls that are not over 4 feet (1,219 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 or IIIA liquids.

~~e-5.~~ e-5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18,925 L) and the ratio of height to diameter or width does not exceed 2:1.

~~f-6.~~ f-6. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.

~~g-7.~~ g-7. Temporary motion picture, television and theater stage sets and scenery.

~~h-8.~~ h-8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.

i.9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

j.10. Swings and other playground equipment accessory to detached one- and two-family dwellings.

k.11. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.

l.12. Nonfixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1,753 mm) in height.

Note: All flatwork requires a permit and shall comply with the applicable provisions of section 24-1022 of the Development Code.

Sec. 22-38. Section 110.3.56 exception deleted; lath and gypsum board inspection.

Sec. 110.3.56 Exception of the building code is deleted in its entirety.

Sec. 22-39. Section 110.6 amended; approval required.

Sec. 110.6 of the building code is amended to read as follows:

110.6 *Approval required.* Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use. When applicable, final occupancy shall not occur until a Certificate of Occupancy has been released.

Sec. 22-45. Section 419.1.1 508.5.1(5) added; limitations.

Sec. 419.1.1 508.5.1(5) of the building code is added to read as follows:

(1) The nonresidential area is limited to a maximum occupant load of 49 as determined by Table 1004.1.2.

Section 2. Chapter 3, Residential Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-76. International Residential Code adopted.

The International Residential Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "residential code." The residential code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The residential code provides the standards for the design, erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of one- and two-family dwellings and townhouses. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than~~

three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Sec. 22-77. Additions, deletions and amendments to residential code designated. Sections R105.2 (1), R108.3, R108.5, R108.6, R108.7, R109.4, R112, R113.1, R113.4, Table R301.2(1), R302.3(2), Table R302.6, R302.7, R302.11(3), R310.1, ~~R310.5~~, R311.3.2, ~~R328~~ R331, R405.2.3, R405.2.3.1, R506.3, M1801.1, G2412.9, G2412.10, G2415.9, G2415.12, G2417.4.1, G2417.4.2, G2425.8(7), G2445, P2603.5, P2705.1(5), P2708.1, P2708.1(2), P2718.1, P2904.3.1, P2904.8.1, P2904.8.1(6), Table 3005.4.1, P3005.4.2, Table 3005.4.2, 3007.6, Table P3105.1, P3107.3, Table P3107.3, P3108.3, Table P3108.3, P3109.4, Table P3109.4, P3110.1, P3114.3, Table P3201.7 and Part VIII of the residential code are hereby enacted as amended, added or deleted to read as set out in sections 22-78 through 22-131.

Sec. 22-83. Section R109.4 amended; approval required.

Sec. R109.4 of the residential code is amended to read as follows:

R109.4 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official. There shall be a final inspection and approval of all systems, buildings, and structures, when completed and ready for occupancy and/or use. When applicable, final occupancy shall not occur until a Certificate of Occupancy has been released.

Sec. 22-91. Section R302.11(3) amended; fireblocking.

Sec. R302.11(3) of the residential code is amended to read as follows:

~~(13)~~ In concealed spaces between stair stringers at the top and bottom of the run, and between studs along, and in line with the run of stairs. Enclosed spaces under stairs shall comply with section R302.7.

~~Sec. 22-93. Section R310.5 amended; emergency escape windows under decks and porches.~~

~~Sec. R310.5 of the residential code is amended to read as follows:~~

~~R310.5 Emergency escape windows under decks, porches and cantilevers. Emergency escape windows are allowed to be installed under decks, porches and cantilevers provided the location allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a yard or court.~~

Sec. 22-93. Reserved.

Sec. 22-96. Section ~~R328~~ R331 added; electric fences.

Sec. ~~R328~~ R331 of the residential code is added in its entirety to read as follows:

Sec. ~~R328~~ R331 *Electric fences.*

~~R328.1~~ R331.1 *Definition.* For the purposes of this section, any fence using, carrying or transmitting an electrical current for any purpose is considered an electric fence.

~~R328.2~~ R331.2 *Permit required.* In all cases, electric fences will require approval, and a building permit. All electrical components must be listed and labeled, by a nationally recognized independent testing agency, and installations must be made per the manufacturer's specifications, and the listing requirements.

~~R328.3~~ R331.3 *Signs.* Permanent signs stating "DANGER, ELECTRIC FENCE" must be installed on or around the fence, as deemed necessary by the building inspection division.

~~R328.4~~ R331.4 *Location.* All electric fences must be installed inside a non-electric fence, placed so as to prevent accidental contact from the outside. This subsection does not apply to approved agricultural uses.

~~R328.5~~ R331.5 *Existing fences.* Any existing electric fence identified after the adoption of this code that does not conform to these requirements, shall have 60 days from the date of identification of the fence to come into compliance with these requirements, or the electric fence shall be removed.

Sec. 22-98. Section R405.2.3.1 added; electrical.

Sec. R405.2.3.1 of the residential code is added to read as follows:

R405.2.3.1 Electrical. A 125-volt, 15-ampere, GFCI-protected, electrical receptacle outlet shall be installed within ~~five feet~~ 18 inches (457 mm) of the sump pit location. The branch circuit feeding this outlet shall be a dedicated circuit.

Sec. 22-100. Section M1801.1 amended; venting required.

Sec. M1801.1 of the residential code is amended to read as follows:

M1801.1 Venting required. Fuel-burning appliances shall be vented to the outside in accordance with their listing and label and manufacturer's installation instructions.

Venting systems shall consist of approved chimneys or vents, or venting assemblies that are integral parts of labeled appliances. Gas-fired appliances shall be vented in accordance with ~~the chapter 24 of this Code~~ the residential code.

Sec. 22-110. Section P2705.1(5) amended; general.

Sec. P2705.1(5) of the residential code is amended to read as follows:

P2705.1 General.

~~5.~~ 5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closet, or not less than 15 inches (381 mm) from the centerline of a bidet to the outermost rim of an adjacent water closet, or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be at least a 24 inch (610 mm) clearance in front of the water closet, lavatory or bidet to any wall, fixture or door.

Sec. 22-116. P2904.8.1 amended; preconcealment inspection.

Sec. P2708.1 of the residential code is amended to read as follows:

P2904.8.1 Preconcealment inspection.

~~1.~~ 1. Piping is supported in accordance with the pipe manufacturers and sprinkler manufacturers installation instructions.

~~2.~~ 2. The piping system is tested in accordance with section P2503.7.

Section 3. Chapter 4, Mechanical Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-161. International Mechanical Code adopted.

The International Mechanical Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "mechanical code." The mechanical code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The mechanical code provides the standards for the design, installation, alteration and inspection of mechanical systems within this jurisdiction.~~ This code shall regulate the design, installation, maintenance, alteration and inspection 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 herein. The installation of fuel gas distribution piping and equipment, fuel gas-fired appliances and fuel gas-fired appliance venting systems shall be regulated by the International Fuel Gas Code.

Sec. 22-162. Additions, deletions and amendments to mechanical code designated. Sections 106.5.3, ~~108.4~~, ~~108.5~~, ~~109~~, 109.6, 114, 115.4, 202, 312.1, and 506.3.11 Exception, of the mechanical code are hereby enacted as amended, added or deleted to read as set out in sections 22-163 through 22-169.

Sec. 22-163. Section ~~106.5.3~~ 109.6 amended; fee refunds.

Sec. ~~106.5.3~~ 109.6 of the mechanical code is amended to read as follows:

~~106.5.3~~ 109.6 *Fee refunds.* The code official shall authorize the refunding of fees as follows:

- a. The full amount of any fee paid hereunder that was erroneously paid or collected.
- b. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- c. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid more than 180 days from the date of fee payment.

Sec. 22-164. Section ~~108.4~~ 115.4 amended; violation penalties.

Sec. ~~108.4~~ 115.4 of the mechanical code is amended to read as follows:

~~108.4~~ 115.4 *Violation penalties.* Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be punishable pursuant to chapter 10 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sec. 22-165. Section ~~108.5~~ amended; stop work orders.

Sec. ~~108.5~~ of the mechanical code is amended to read as follows:

~~108.5~~ *Stop work orders.* Upon notice from the code official, work on any mechanical system that is being done contrary to the provisions of this code or in a dangerous or

~~unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.~~

Sec. 22-165. Reserved.

Sec. 22-166. Section ~~109~~ 114 amended; means of appeals.

Sec. ~~109~~ 114 of the mechanical code shall be as described in sections 22-40 and 22-41.

Section 4. Chapter 5, Property Maintenance Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-192. International Property Maintenance Code adopted.

The International Property Maintenance Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "property maintenance code." The property maintenance code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. The property maintenance code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties.

Sec. 22-193. Additions, deletions and amendments to property maintenance code designated.

Sections ~~106.4, 107.3, 108.1, 109.4, 111.1.1, 111.2, 111.4,~~ 202, 302.4, 302.8, 304.7, 304.14, 306.2, 308, 602.3 and 602.4 of the property maintenance code are hereby enacted as amended, added or deleted to read as set out in sections 22-194 through 22-196.

Sec. 22-194. Section ~~106.4~~ 109.4 amended; violation penalties.

Sec. ~~106.4~~ 109.4 of the property maintenance code is amended to read as follows:

~~106.4~~ 109.4 *Violation penalties.* Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof shall be subject to punishment as provided in chapter 10 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 5. Chapter 6, Existing Building Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-236. International Existing Building Code adopted.

The International Existing Building Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "existing building code." The existing building code is published by the

International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The existing building code provides the standards for the alteration, repair, addition, moving, change of occupancy and relocation of existing buildings. The provisions of this code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.~~

Sec. 22-237. Additions, deletions and amendments to existing building code designated.

Sections 108.4, 112.1, ~~and 113.4,~~ and 1401.2 of the existing building code are hereby enacted as amended, added or deleted to read as set out in sections 22-238 through 22-240.

Section 6. Chapter 8, Energy Conservation Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-286. International Energy Conservation Code adopted.

The International Energy Conservation Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "energy conservation code." The energy conservation code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The Energy Conservation Code regulates the design and construction of buildings for the effective use of energy. This code shall regulate the design and construction of buildings for the effective use and conservation of energy over the useful life of each building. This code is intended to provide flexibility to permit the use of innovative approaches and techniques to achieve this objective. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes.~~

Section 7. Chapter 9, Plumbing Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-306. International Plumbing Code adopted.

The International Plumbing Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "plumbing code." The building code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The plumbing code provides the standards for erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. The provisions of this code shall apply to the erection, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. This code shall regulate nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems. The installation of fuel gas distribution piping and equipment, fuel-gas-fired water heaters and water heater venting systems shall be regulated by the International Fuel Gas Code. Provisions in the appendices shall not apply unless specifically adopted.~~

Sec. 22-307. Additions, deletions and amendments to plumbing code designated. Sections ~~106.6.3~~ 109.5, 108.4 115.4, 108.5, 109 114, 305.4, 405.3.1, 405.6, 406.2, 414.2 417.2, 417.4 421.4 417.4 421.4 Exception, 712.4.2, 712.4.3, Table 906.1, Table 909.1, 914.1, 915.3, 918.3, 1003.3.4.1 1003.3.5.1, 1103.1, 1113.1.2, and 1113.1.3 of the plumbing code are hereby enacted as amended, added or deleted to read as set out in sections 22-308 through 22-329.

Sec. 22-308. Section ~~106.6.3~~ 109.5 amended; fee refunds.

Sec. ~~106.6.3~~ 109.5 of the plumbing code is amended to read as follows:

~~106.6.3~~ 109.5 *Fee refunds*. The code official shall authorize the refunding of fees as follows:

- a. The full amount of any fee paid hereunder that was erroneously paid or collected.
- b. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- c. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid more than 180 days from the date of fee payment.

Sec. 22-309. Section ~~108.4~~ 115.4 amended; violation penalties.

Sec. ~~108.4~~ 115.4 of the plumbing code is amended to read as follows:

~~108.4~~ 115.4 *Violation penalties*. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be punishable pursuant to chapter 10 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 8. Chapter 10, Fuel Gas Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-347. International Fuel Gas Code adopted.

The International Fuel Gas Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "fuel gas code." The fuel gas code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. ~~The fuel gas code shall apply to the installation of fuel-gas piping systems, fuel-gas utilization equipment and related accessories.~~ This code shall apply to the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories in accordance with Sections 101.2.1 through 101.2.5.

Sec. 22-348. Additions, deletions and amendments to fuel gas code designated.

Sections ~~106.6.3~~, ~~108.4~~, 108.5, ~~109~~, 109.6, 113, 115.4, 401.9, 401.10, 404.9, 404.12, ~~406.4.1~~, 406.4.2, and 621 of the fuel gas code are hereby enacted as amended, added, or deleted to read as set out in sections 22-349 through 22-359.

Sec. 22-349. Section ~~106.6.3~~ 109.6 amended; fee refunds.

Sec. ~~106.6.3~~ 109.6 of the fuel gas code is amended to read as follows:

~~106.6.3~~ 109.6 *Fee refunds.* The code official shall authorize the refunding of fees as follows:

- a. The full amount of any fee paid hereunder that was erroneously paid or collected.
- b. Not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
- c. Not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid more than 180 days from the date of fee payment.

Sec. 22-350. Section ~~108.4~~ 115.4 amended; violation penalties.

Sec. ~~108.4~~ 115.4 of the fuel gas code is amended to read as follows:

~~108.4~~ 115.4 *Violation penalties.* Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be punishable pursuant to chapter 10 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

~~Sec. 22-351. Section 108.5 amended; stop work orders.~~

~~Sec. 108.5 of the fuel gas code is amended to read as follows:~~

~~108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work.~~

Sec. 22-351. Reserved.

Sec. 22-352. Section ~~109~~ 113 amended; means of appeal.

Sec. ~~109~~ 113 of the fuel gas code shall be as described in sections 22-40 and 22-41.

Section 9. Chapter 12, Fire Code, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-454. International Fire Code adopted.

The International Fire Code, ~~2018~~ 2021 edition, is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "fire code." The fire code is published by the International Code Council, Inc., 5360 Workman Mill Road, Whittier, CA 90601-2298. The fire code shall establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life, safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to firefighters and emergency responders during emergency operations.

Sec. 22-455. Additions, deletions and amendments to fire code designated. Sections 101.1, 102.3, 102.4, 102.7, 104.1.1, 105.6.32, ~~109.1, 110.4, 111.1, 112.4, 113.4,~~ 903.2.8, 903.3.1.3, 5504.3.1.1.3, 5704.2.9.6.1, 5706.3.1, 5706.3.1.1, 5706.3.1.2, 5706.3.1.3.1, 5706.3.1.3.2, 6104.2.1, and 6104.3.2, Chapter 80, Appendix B and Appendix C of the fire code are hereby enacted as amended, added or deleted to read as set out in sections 22-456 through 22-4737.

Sec. 22-462. Section ~~109.1~~ 111.1 amended; appeals process.

Sec. ~~109.1~~ 111.1 of the fire code is amended to read as follows:

~~109.1~~ 111.1 *Appeals process*. All appeals shall first be made in writing to the fire marshal. A subsequent appeal to the fire marshal's decision shall be made in writing to the fire chief. An appeal to the fire chief's decision shall be made in writing to the city construction trades advisory and appeals board. All decisions and findings shall be rendered in writing to the appellant with a duplicate copy filed in the office of the fire marshal. Rulings by the city construction trades advisory and appeals board shall be final.

Sec. 22-463. Section ~~110.4~~ 112.4 amended; violation penalties.

Sec. ~~110.4~~ 112.4 of the fire code is amended to read as follows:

~~110.4~~ 112.4 *Violation penalties*. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor infraction, and punishable pursuant to chapter 9 of title 1 of this Code. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sec. 22-464. Section ~~112.4~~ 113.4 amended; failure to comply.

Sec. ~~112.4~~ 113.4 of the fire code is amended to read as follows:

~~112.4~~ 113.4 *Failure to comply*. Any person who shall continue any work after having been served with a stop-work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be punishable pursuant to chapter 9 of title 1 of this Code.

Sec. 22-466. Section 903.3.1.3 amended; NFPA 13D Sprinkler Systems.

Sec. 903.3.1.3 of the fire code is amended to read as follows:

903.3.1.3 NFPA 13D Sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4 Condition 1; and townhouses shall NOT be permitted to be installed throughout in accordance with NFPA 13D. When required, automatic residential fire sprinkler systems in one- and two-family dwellings; Group R-3; Group R-4 Condition 1; and townhouses shall be installed throughout in accordance with Section P2904 of the Residential Code.

Sec. 22-4667. Section 5504.3.1.1.3 amended; location.

Sec. 5504.3.1.1.3 of the fire code is amended to read as follows:

5504.3.1.1.3 *Location*. Stationary containers shall be located in accordance with section 3203.6. Containers of cryogenic fluids shall not be located within diked areas containing other hazardous materials.

Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited except in those areas zoned industrial.

Sec. 22-4678. Section 5704.2.9.6.1 amended; locations where aboveground tanks are prohibited.

Sec. 5704.2.9.6.1 of the fire code is amended to read as follows:

5704.2.9.6.1 *Locations where aboveground tanks are prohibited*. Storage of Class I and II liquids in aboveground tanks outside of buildings shall be prohibited except in those areas zoned C-L, C-H, I-L, I-M, I-H, H-A and PUD subject to the approval of the fire code official.

Sec. 22-4689. Section 5706.3.1 amended; location.

Sec. 5706.3.1 of the fire code is amended to read as follows:

5706.3.1 *Location*. The location of oil and natural gas operations shall be in accordance with Safety Regulations of the Colorado Oil and Gas Conservation Commission and the City of Greeley Development Code. Setbacks contained therein shall apply to new and existing oil and gas operations.

Sec. 22-46970. Section 5706.3.1.2 deleted; streets and railways.

Sec. 5706.3.1.2, Streets and railways, shall be deleted in its entirety.

Sec. 22-4701. Section 5706.3.1.3.1 deleted; Group A, E or I buildings.

Sec. 5706.3.1.3.1, Group A, E or I buildings, shall be deleted in its entirety.

Sec. 22-4712. Section 5706.3.1.3.2 deleted; existing wells.

Sec. 5706.3.1.3.2, Existing wells, shall be deleted in its entirety.

Sec. 22-4723. Section 6104.2.1 added; maximum capacity with limits in residential areas.

Sec. 6104.2.1 of the fire code shall be added as follows:

6104.2.1 *Maximum capacity with limits in residential areas*. The storage and use of liquefied petroleum gas in residential areas for barbeques, RVs or other recreational uses shall be limited to portable containers of 10-gallon water capacity or less per dwelling unit. The total amount to be allowed in storage or use shall be limited to 20-gallon water capacity per dwelling unit.

Sec. 22-4734. Section 6104.3.3 added; structure fuel containers.

Sec. 6104.3.3 of the fire code shall be added as follows:

6104.3.3 *Structure fuel containers*. Containers used to fuel structures shall be prohibited where a natural gas utility is available for such purposes within 1,000 feet of the structure.

Sec. 22-475. Chapter 80 is amended with the addition of NFPA Standard 855-20: Standard for the Installation of Stationary Energy Storage Systems.

The Fire Code is amended by the addition of NFPA Standard 855-20-Standard for the Installation of Stationary Energy Storage Systems.

Sec. 22-476. APPENDIX B added - Fire-Flow Requirements for Buildings.
The Fire Code is amended by the addition of the Appendix B.

Sec. 22-477. APPENDIX C added – Fire Hydrants Locations and Distribution.
The Fire Code is amended by the addition of the Appendix C.

Sec. ~~22-474~~ 22-478 - 22-499. Reserved.

Section 10. Chapter 13, Mobile Homes, of Title 22, Buildings and Construction shall be amended as follows:

Sec. 22-501 - Installation standards.

(a) *Permit required for installation.* No mobile home shall be installed on a home site without first obtaining a building permit from the building official for each such installation.

(b) *Mobile home inspection.* Each mobile home shall be in generally sound physical condition as determined by the building official prior to the issuance of a permit. No mobile home shall be installed or placed upon a home site after the effective date of the ordinance form which this chapter is derived unless such home bears a label or has equivalent documentation certifying that the home was constructed in accordance with the Federal Manufactured Home Construction and Safety Standards Act of 1976 or NFPA, ANSI 119.1 or the equivalent. Mobile homes constructed before June 15, 1976, may be installed subject to approval on an individual basis by the building official, upon finding that the home is in safe, sound physical condition, and meets all other provisions of the standards specified in this chapter. Prior to the inspection by the building official, a permit shall be issued to the purchaser of the mobile home. This permit is to cover the costs of the inspection.

(c) *Site preparation and foundations.* All pad site foundations shall be cleared of vegetation, located on undisturbed soil or approved fill and be graded such that supporting piers are plumb. The following foundation standards shall be applied, unless the building official approves equivalent techniques for site preparation and foundations that are as safe or safer than the techniques described herein.

(d) *Skirting.* Each mobile home shall be provided with perimeter skirting between the ground and bottom of the mobile home floor within 30 days after utility connections are made. Such skirting shall be a durable rigid, weather-resistant siding material approved for such use, such as finished exterior plywood, fiberglass or equivalent material, all of similar style to that of the mobile home. Skirting shall be securely attached to the mobile home to prevent unsupervised access to mobile home utility connections. The building official may approve equivalent techniques for skirting for mobile homes if the official feels the equivalent techniques are as safe or safer than the techniques described herein.

(e) *Anchoring and tie-down requirements.* General requirements. Every mobile home shall have an anchoring system installed which will prevent uplift, sliding, rotation and overturning. Such system shall be composed of approved cables, eye bolts, straps and other hardware sufficient to withstand a tensile load of 4,725 pounds at each anchor

connection, without failure, creep or withdrawal. All such hardware shall be corrosion-resistant-coated steel or equivalent.

(f) *Tie-down requirements.* Number of sets and anchors. Mobile homes up to 50 feet in length shall have two tie-down sets and four anchors. Mobile homes between 50 and 70 feet in length shall have three tie-down sets and six anchors. Mobile homes over 70 feet in length shall have four tie-down sets and eight anchors.

(g) *Tie-down requirements.* Types of tie-downs allowed. Tie-downs shall be cable, steel strapping, steel bands or other materials having equivalent strength and holding power. The following tie-down requirements shall be applied unless the building official approves equivalent techniques for tie-downs or anchors that are as safe or safer than the techniques described herein:

(1) *Cable.* When cable is used for tie-downs, it shall either be galvanized or stainless steel. The cable shall be at least three-eighths-inch diameter. Steel cable shall be 7 x 7 (7 strands of 7 wires each). Aircraft cable may be used that is at least 7 x 19 (7 strands of 19 wires each).

(2) *Steel strapping.* When flat steel strapping is used for tie-downs, it shall meet all federal specifications. Strapping shall have a breaking strength of 4,750 pounds and have zinc coating of a minimum of 0.30 ounce per square foot of surface.

(3) *Steel bands.* Steel bands used for ties shall terminate with D-rings or other devices that will not cause distortion of the band with a tensioning device attached.

(4) *Use of other types of tie-downs.* Other materials, connectors or means of securing tie-downs may be considered by the building official, provided they are equal to the above specifications in permanence, strength, holding power and weather resistance.

(h) *Tie-down requirements.* Anchorage and turnbuckles. All ties shall be fastened to an anchorage and shall be drawn tight with one-half-inch or larger galvanized, drop-forged turnbuckles or other equivalent tightening device approved by the building official or designee. Turnbuckles are ended with jaws of forged or welded eyes. Turnbuckles with hook ends shall not be used.

(i) *Tie-down requirements; connections; prevention of cutting.* Connection to the I-beam may be by a five-eighths-inch drop-forged closed eyed, bolted through a hole drilled through the beam. A washer or its equivalent is used so that the beam is sufficiently fishplated through the hole. Sharp edges of the mobile home that would tend to cut the cable when the home is buffeted by wind shall be protected by a thimble or other device to prevent cutting.

(j) *Anchorage.* The anchoring system shall be composed of approved materials and installed in a manner to prevent movement. The following anchorage requirements shall be applied unless the building official approves equivalent techniques for anchors that are as safe or safer than the techniques described herein:

(1) *Over-the-home ties.* When designed to accommodate over-the-home ties, ground anchors shall be aligned with piers and situated immediately below the outer wall of the mobile home, provided this placement allows for sufficient angle for anchor-to-frame connections.

(2) *Steel rods; dead anchors.* Steel rods shall be of a five-eighths-inch minimum diameter with a forged or welded eye at the top; the bottom of the rod for dead-man anchors shall be hooked into the concrete. Dead-man anchors shall be sunk to a depth of at least three feet, with a minimum vertical dimension of two feet, and a diameter of six inches.

(3) *Concrete slabs.* The building official may approve anchors to reinforced concrete slabs. Anchors shall be spaced a maximum of eight feet on center and no more than five feet from each end of the mobile home. No celled concrete block shall be provided.

(4) *Augers.* Augers shall be at least six inches in diameter, with arrowheads of eight inches and shall be sunk to a depth of at least three feet.

(k) *Piers.* One pier shall be required for each required anchorage. Required piers shall be centered under each main frame or chassis member within five feet of anchorage, and the end piers shall be no farther than five feet from the ends of the mobile home.

(1) *Piers and footings.* All piers shall be placed on footers of concrete with a minimum dimension of sixteen inches by 16 inches by four inches (16" x 16" x 4"), or an equivalent approved by the building official. Piers shall be topped with a concrete cap eight inches by 16 inches by four inches (8" x 16" x 4").

(2) *Pier dimensions.* Piers shall be constructed as standard eight inches by eight inches by 16 inches (8" x 8" x 16") celled concrete blocks placed over the footings with the long dimension crosswise to the main frame members and centered under them with cells vertical. Piers shall be placed in a manner that allows the mobile home to be located as close to the ground as possible.

(3) *Piers; shims.* Hardwood shims are driven tight between the cap and each side of the main frame to provide uniform bearing and are four inches or less in thickness and wide enough to provide bearing over the top cap.

(4) *Other types of piers and footings.* The building official may approve other types of piers and footings of equivalent permanence and weight-bearing ability.

(5) *Metal stands.* Metal stands engineered and designed for mobile home installation and approved by the building official may be used. Stands shall be installed per manufacturer's requirements.

(l) *Alternative tie-down and blocking methods.* If a mobile home community owner or developer wishes to use different tie-down, blocking or anchorage systems than those required by this chapter, the owner shall first obtain approval from the city's building official, demonstrating compliance with this code and ordinances and with professional standards and methods. The planning commission shall grant approval at the time the proposed final site plan is under review.

(m) *Landings and porches.* Each mobile home shall be provided with a minimum thirty-six-inch by thirty-six-inch (36" x 36"), structurally independent, landing or porch within ~~eight~~ seven and three quarters (7 ¾) inches, measured vertically to the top of the threshold, of all doorways, thresholds. Such ~~The required~~ landing or porch shall be served by either stairs or ramp, guardrail guards and handrails and shall be constructed in accordance with the adopted City Building Residential Code.

(n) *Structural additions.* Additions, carports, decks and similar accessory structures or buildings shall not be structurally supported by or attached to a mobile or manufactured home unless the mobile or manufactured home is supported by and attached to an engineered permanent foundation, or engineering calculations are submitted to substantiate any proposed structural connection.

Exception: The building official may waive the submission of engineering calculations if it is found that the nature of the work applied for is such that engineering calculations are not necessary to show conformance to these provisions.