



To: Mayor and Council  
From: Madison Harris, Planner I  
Date: October 12, 2023  
Agenda Item: Ordinance 14 - Series 2023 Amending Chapter 18, Building Regulations  
Regarding the Removal of Sprinkling Residential Structures under 6000sf

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**REQUEST:**

Review and approve Ordinance 14 - Series 2023 on first reading amending Chapter 18 of the Minturn Municipal Code to amend the 2021 International Residential Code regarding the sprinkling of single family and duplex dwelling units.

**INTRODUCTION:**

Minturn adopted the 2021 Building Codes via Ordinance 5 - Series 2023 earlier this year, however requirements for the sprinkling of all residential structures were not eliminated from the code during this process. Staff is bringing forward an ordinance to correct this oversight and limit the sprinkling of one and two-family dwellings to those whose total aggregate fire area exceeds 6,000 square feet.

**COMMUNITY INPUT:**

Residents and builders are encouraged to provide feedback.

**BUDGET / STAFF IMPACT:**

TBD.

**STRATEGIC PLAN ALIGNMENT:**

The comprehensive review and updating of the Town’s land use and subdivision regulations and processes aligns with the following key strategies:

**PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT**

THE TOWN WILL SEEK TO MAKE **INFORMED, DATA-BASED DECISIONS** WITH A **STANDARD OF “DOING IT RIGHT.”** WITH AN **HONEST** APPROACH TO ALL ASPECTS OF LOCAL GOVERNMENT AND A FOCUS ON THE **PUBLIC PROCESS**, THE TOWN COUNCIL AND STAFF ARE COMMITTED TO SERVING MINTURN WITH THE HONESTY AND INTEGRITY EXPECTED OF A SMALL-TOWN GOVERNMENT.

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Approve Ordinance 14 - Series 2023 Amending Chapter 18, Building Regulations Regarding Sprinkling Residential Structures under 6000sf

**ATTACHMENTS:**

- Ordinance 14 - Series 2023

TOWN OF MINTURN, COLORADO  
ORDINANCE NO. 14 – SERIES 2023

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING  
CHAPTER 18 OF THE MINTURN MUNICIPAL CODE TO AMEND THE 2021  
INTERNATIONAL RESIDENTIAL CODE CONCERNING THE SPRINKLING OF  
RESIDENTIAL BUILDINGS UNDER 6000 SF

**WHEREAS**, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

**WHEREAS**, the Town of Minturn 2023-2025 Strategic Plan (hereinafter the “Strategic Plan”) seeks to “foster the authentic small town character that is Minturn,” and to “Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community,” through specific strategic plan goals and policies;

**WHEREAS**, the Strategic Plan contains four key strategies for implementation including “Practice fair, transparent and communicative local government,” “Long-term stewardship of the natural beauty and health of Minturn’s environment,” “Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to “Keep Minturn, Minturn,” and “Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;” and

**WHEREAS**, the Strategic Plan contains specific strategies in support of proposed amendments to Chapter 18, Building Regulations; and

**WHEREAS**, by Ordinance No. 05 – Series 2023 the Town Council adopted and amended the 2021 versions of the International Building Code, International Residential Code, International Fuel Gas Code, International Energy Conservation Code, International Plumbing Code, International Mechanical Code, International Property Maintenance Code, and International Fire Code, and National Electrical Code (collectively, the “International Codes”); and

**WHEREAS**, section 11.11 of the Home Rule Charter and Section 31-16-202, C.R.S. provides the Town the authority to adopt and amend building and energy codes to suit local conditions; and

**WHEREAS**, on October 18, 2023, the Minturn Town Council approved this ordinance on first reading; and

**WHEREAS**, the Town Council has determined, based on evidence and testimony presented at the public hearing, that the adoption of this amended code, will further the health, safety, and welfare of the inhabitants of Minturn.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapter 18 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and deletions shown in ~~strike-through~~ text. Sections of Chapter 18 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

## CHAPTER 18 – Building Regulations

\* \* \*

### ARTICLE 3 – Residential Code

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#### Sec. 18-3-20. – Amendments.

~~(7) Section R313.2 One and two family dwelling automatic fire systems is amended to read:~~

**"R313.2 One and two family dwelling automatic fire sprinkler systems.**

~~An automatic residential fire sprinkler system shall be installed in one and two family dwellings as required by the Minturn Municipal Code and the Eagle River Fire Protection District.~~

~~**Exception:** An automatic residential fire sprinkler system may be required, at the discretion of the Eagle River Fire Protection District, where *additions* or *alterations* are made to existing *One and two family dwellings* that do not have an automatic residential fire sprinkler system installed.~~

**R313.2.1 Design and installation.**

~~Automatic residential fire sprinkler systems for *one and two family dwellings* shall be designed and installed in accordance with Section P2904 or NFPA 13D and Eagle River Fire Protection District installation requirements."~~


**(7) 903.2.13 Buildings Constructed under the International Residential Code.**

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be provided throughout all detached one and two-family dwellings, complying with the requirements of the International Residential Code, whose total aggregate fire area exceeds 6,000 square feet (557 square meters). The fire area shall be listed on site plan submittal.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 18<sup>th</sup> DAY OF OCTOBER 2023. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN

OF MINTURN, COLORADO ON THE 1<sup>ST</sup> DAY OF NOVEMBER 2023 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

  
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Earle Bidez, Mayor

ATTEST:

By:   
\_\_\_\_\_  
Jay Brunvand, Town Clerk



THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 1<sup>ST</sup> DAY OF NOVEMBER 2023.

TOWN OF MINTURN, COLORADO

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Earle Bidez, Mayor

ATTEST:

By: \_\_\_\_\_  
Jay Brunvand, Town Clerk