



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	January 2, 2024

ITEM

Ordinance 2024-01, AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, AMENDING CHAPTER 18 OF THE SALIDA MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2021 INTERNATIONAL BUILDING CODE; THE 2021 INTERNATIONAL RESIDENTIAL CODE; THE 2021 INTERNATIONAL FIRE CODE; THE 2021 INTERNATIONAL FUEL GAS CODE; THE 2021 INTERNATIONAL MECHANICAL CODE; 2021 INTERNATIONAL PLUMBING CODE; THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE; THE 2021 INTERNATIONAL EXISTING BUILDING CODE; THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2021 INTERNATIONAL SWIMMING POOL & SPA CODE; THE MOST CURRENT VERSION OF THE NATIONAL ELECTRIC CODE WHICH HAS BEEN ADOPTED BY THE COLORADO STATE ELECTRIC BOARD; THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND MAKING CONFORMING AMENDMENTS TO CHAPTER 18 OF THE SALIDA MUNICIPAL CODE , FIRST READING AND SETTING A PUBLIC HEARING

BACKGROUND

The City of Salida, though an IGA, utilizes the Chaffee County Building Department to provide the same services to Salida. Section 2 of our IGA with the County regarding Building Department services states that both parties agree that the “existing Building Codes of the City and County remain substantially similar and no changes to the City Codes are required until such time as the City and County adopt new Codes, recognizing that there are some local amendments which each jurisdiction has independently adopted.”

Furthermore, Section 4 states that the “City shall, within 90 days, adopt changes to their Building Code to reflect changes to the County Code as adopted by the County from time to time. The County shall work with the City during the Code adoption process to ensure adopted Codes are acceptable to both entities.”

In 2021, through Resolution 2021-02, the City of Salida Council expressed its support of the adoption of either the 2018 or the 2021 version of the International Energy Conservation Code and urging Chaffee County and its building department to formally adopt the same.

In 2022 the State Legislature passed [HB22-1362](#) requiring all local governments to transition to the 2021 International Energy Conservation Code during their next building code update, or by January 1, 2026, which ever happens first. In late 2022/early 2023, Chaffee County began holding community meetings to start conversations regarding the updates to the various codes which would be affected by the adoption of the 2021 IECC.

Chaffee County adopted the various codes on December 12, 2024, to update these technical codes, to be more energy efficient, among other reasons.

Codes will go into effect on March 1, 2024 across the County to ensure equitable compliance.

FISCAL NOTE

No fiscal impact

STAFF RECOMMENDATION



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Staff recommends that the City Council approve Ordinance 2024-01.

SUGGESTED MOTION

A City Councilmember should state, "I move to approve Ordinance 2024-01 on First Reading and Setting a Public Hearing for January 16, 2024" followed by a second and a roll call vote.

CITY OF SALIDA, COLORADO
ORDINANCE NO. 2024-01
(Series of 2024)

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, AMENDING CHAPTER 18 OF THE SALIDA MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2021 INTERNATIONAL BUILDING CODE; THE 2021 INTERNATIONAL RESIDENTIAL CODE; THE 2021 INTERNATIONAL FIRE CODE; THE 2021 INTERNATIONAL FUEL GAS CODE; THE 2021 INTERNATIONAL MECHANICAL CODE; 2021 INTERNATIONAL PLUMBING CODE; THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE; THE 2021 INTERNATIONAL EXISTING BUILDING CODE; THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2021 INTERNATIONAL SWIMMING POOL & SPA CODE; THE MOST CURRENT VERSION OF THE NATIONAL ELECTRIC CODE WHICH HAS BEEN ADOPTED BY THE COLORADO STATE ELECTRIC BOARD; THE 1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 2021 INTERNATIONAL WILDLAND URBAN INTERFACE CODE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF; AND MAKING CONFORMING AMENDMENTS TO CHAPTER 18 OF THE SALIDA MUNICIPAL CODE

WHEREAS, C.R.S. § 31-15-103 authorizes the City Council of the City of Salida (“Council”) to adopt ordinances necessary to provide for the health, safety, and welfare of the City; and

WHEREAS, C.R.S. Article 16, Part 2 authorizes the Council to adopt codes by reference; and

WHEREAS, pursuant to this authority, the Council previously adopted by reference and made local amendments to prior additions of several International and National Codes and codified such Codes and amendments within Chapter 18 of the Salida Municipal Code (“Code”); and

WHEREAS, the City of Salida (“City”), through an Intergovernmental Agreement (“IGA”), utilizes the Chaffee County Building Department as the Building Official for the City to perform all duties required of such official under the City’s Building Code Regulations, Chapter 18 of the Code, and as set forth in the IGA; and

WHEREAS, pursuant to the terms of the IGA, the existing Building Codes of the City and County will remain substantially similar and no changes to the City Codes are required until such time as the City and County adopt new codes, recognizing that there are some local amendments which each jurisdiction has independently adopted; and

WHEREAS, the IGA establishes that the City shall, within 90 days, adopt changes to their Building Code to reflect changes to the County Code as adopted by the County from

time to time and the County shall work with the City during the Code adoption process to ensure adopted Codes are acceptable to both entities; and

WHEREAS, the Council recognizes the value of the various International and National Codes as providing commonly adopted uniform standards for public health, safety, and welfare issues relating to the subject matter of each and as the standards recommended by the City Building Official; and

WHEREAS, first reading was January 2, 2024, and second reading and a public hearing on this Ordinance was January 16, 2024, and proper notice thereof was provided pursuant to C.R.S. § 31-16-203; and

WHEREAS, penalties for violating the International and National Codes adopted hereby are set forth in full in this Ordinance and shall be published in full after final adoption pursuant to C.R.S. § 31-16-204; and

WHEREAS, Chaffee County adopted the various codes on December 12, 2023 with an effective date of March 1, 2024; and

WHEREAS, this Ordinance will have an effective date of March 1, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO, AS FOLLOWS:

Section 1: Code Section 18-1-10, concerning the adoption of the International Building Code by reference, is hereby amended as follows:

Section 18-1-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 35 and Appendix **Chapters C, G, H, and I** of the International Building Code (IBC), ~~2015~~ **2021** Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures, unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code as amended in Section 18-1-30.

Section 2: Code Section 18-1-30, adopting certain amendments to the IBC adopted by Code Section 18-1-10, is hereby amended to read in its entirety as follows:

Section 18-1-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IBC are hereby amended as follows:

(1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Building Code of the City of Salida, hereinafter referred to as “this Code.”

(2) Section 101.4.3 is amended to read:

101.4.3. Plumbing. Replace “International Private Sewage Disposal Code” with “Chaffee County On-site Wastewater Treatment System Regulations.”

(3) Delete Section **105.1.1 Annual Permit** in its entirety.

(4) Delete Section **105.1.2 Annual Records** in its entirety.

(5) Section 105.2 is amended as follows:

105.2 Work Exempt from Permits.

Building:

[Delete this subsection in its entirety and amend to read as follows]

1. One-story detached accessory structures used as tool sheds, storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet. Such structures shall not be used as habitable spaces, sleeping rooms or for vehicle storage. Structures that have a roof overhang greater than 24”, measured on a horizontal plane from the exterior wall, shall be subject to permitting. Any electrical, mechanical, or plumbing work performed on such structures shall require permitting and inspection.”

[Add to the beginning of this exception]

5. “Other than cisterns for fire and domestic water supply tanks . . .”

(6) Section 107.2.1 is amended by the addition of the following:

107.2.1 Information on Construction Documents.

[Add]

“Plans shall also include location of utilities, private well and wastewater sites, ditches, rivers, lakes, drainages, slopes greater than 30%, accesses and road grades at access to Rights-of-way.”

(7) Section 113 is amended to read in its entirety:

113 Board of Appeals. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

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

202 Definitions.

[Add]

BEDROOM. See sleeping room.

SLEEPING ROOM. A sleeping room or bedroom herein is defined as a habitable space, which may be used for sleeping which contains a closet 16 inches or greater in depth, an emergency escape and rescue opening and a smoke alarm.

(9) Section 310.4 is amended as follows:

310.4 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I including:

[Change to]

“Buildings that do not contain more than **four** dwelling units.”

[All other text in this section to remain unchanged].

(10) Section 502.1 is amended to read:

502.1 Address identification.

All buildings, new and existing (when required) shall be provided with an approved permanent address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address signage placed at the roadway, street or driveway shall be placed a minimum of thirty (30) inches above the grade. Address identification characters shall contrast with their background and be reflective. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than ½ inch. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency

response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address identification shall be posted at the start of construction (prior to the first required inspection). The permanent address identification shall be completed and installed prior to the final building inspection and shall thereafter be maintained by the property owner.

Exception:

1. Alteration of the character height and stroke width requirements may be approved by the Fire Protection District having jurisdiction authority.

(11) Section 903.2.8 is amended by the addition of the following:

903.2.8 Group R.

[Add]

“Exception: Group R-3 portions of buildings not more than 3 stories above grade plane and not required to be provided with an automatic sprinkler system by other sections of this code.”

[All other text in this subsection to remain unchanged].

(12) Section 1503 is amended by addition of the following:

[Add new subsection to read as follows]

1503.2.2 Penetrations.

Roof jacks, vents and similar roof penetrations shall not be located less than 24 inches from the center of a valley to the closest edge of the penetration.

(13) Section 1604.1 is amended to read as follows:

1604.1 General.

Commercial building structures and all portions thereof shall be designed by a Colorado Licensed Architect or Engineer. This shall include without limitation: soils, footings, foundations, structural building design, calculations, loads, energy, electrical, mechanical, plumbing and elevators. All plan submittals, as identified above, shall bear the stamp and signature of the appropriate Colorado Licensed Architect or Engineer, except as provided in Article 27 of the National Electric Code. The *Building Official* may waive these requirements when in accordance with Colorado State statutes.

(14) Section 1608.1 is amended as follows:

1608.1 General.

[Add]

“,but in no case shall they be permitted to be reduced to less than 35 pounds per square foot.”

[All other text in this subsection to remain unchanged].

(15) Section 1608.2 is amended to read:

1608.2 Ground Snow Loads.

The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with Figure 1608.2(1) the Chaffee County Snow Load Zones Map and the Elevation and Snow Load Zone Table. Ground snow loads for sites at elevations above the limits indicated in Figure 1608.2(1) and for all sites within the CS areas shall be determined from the Chaffee County Snow Load Zones Map and the Elevation and Snow Load Zone Table. Design snow loads may be reduced in accordance with ASCE 7, but in no case shall they be permitted to be reduced to less than 35 pounds per square foot.

(15) Section 1609.3 is amended to read:

1609.3 Basic Design Wind Speed.

“The basic design wind speed, V, in mph, within the entirety of Chaffee County, Colorado, shall be 115 miles per hour (ultimate design wind speed.)”

(16) Section 1809.5 is amended as follows:

1809.5 Frost Protection. Except where otherwise protected from frost, foundations, and other permanent support of buildings or structures shall be protected from frost by one or more of the following methods:

1. [Delete this subsection in its entirety and replace with]:

Extending a minimum of 24 inches below finished grade for locations up to 8,000 feet of elevation above sea level, a minimum of 30 inches below finished grade for locations with an elevation between 8,001 – 10,000 feet above sea level and 36 inches below finished grade for locations with an elevation of greater than 10,000 feet above sea level.

[All other text in this section to remain unchanged].

(17) Section 2701.1 is amended to read:

2701.1 Scope.

The provisions of the National Electric Code (NEC), adopted by the State of Colorado and the City of Salida, shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

(18) Section 2901.1 is amended as follows:

2901.1 Scope.

[Delete]

“International Private Sewage Disposal Code”

[Replace with]

“Chaffee County On-Site Wastewater Treatment Regulations.”

(19) Section 3303.1 is amended by addition of the following:

3303.1 Construction Documents.

[Add to end of subsection to read as follows]:

It shall be the responsibility of the owner, owner’s authorized agent, permit applicant or contractor to comply with State of Colorado regulations with regard to demolition and the removal of asbestos or lead-based paint. A permit for demolition and/or asbestos remediation is required to be issued prior to the start of demolition or remediation.

(20) Chapter 35 is amended as follows:

Chapter 35 Referenced Standards. Delete references to “IPSDC-21 International Private Sewage Disposal Code.”

Section 18-1-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IBC. Violations of this Section and/or the IBC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 3: Code Section 18-2-10, concerning the adoption of the International Residential Code by reference, is hereby amended as follows:

Section 18-2-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 44 **including Appendix Chapters AA, AB, AC, AG, AH, AJ, AN and AO** of the International Residential Code (IRC), ~~2015~~ **2021** Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one (1) and two (2) family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Residential Code as amended in Section 18-2-30.

Section 4: Code Section 18-2-30, adopting certain amendments to the IRC adopted by Code Section 18-2-10, is hereby amended to read in its entirety as follows:

Section 18-2-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IRC are hereby amended as follows:

(1) Section R101.1 is amended to read:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings and Townhouses Not More Than Three Stories in Height Above Grade Plane with a Separate Means of Egress and Their Accessory Structures of the City of Salida, Colorado and shall be cited as such and will be referred to herein as “this Code.”

(2) Section R102.4.1 is amended to read:

R102.4.1 Conflicts.

When conflicts occur between provisions of this code and referenced codes and standards, the provisions of the most current version of the National Electric Code (NEC), as adopted by the State of Colorado and the City of Salida, shall apply. The National Electric Code shall apply to the installation of electrical systems, including without limitation: alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto and reference the most current version of the National Electric Code (NEC), as adopted by the State of Colorado and the City of Salida Chaffee County Board of County Commissioners.

(3) Section R105.2 is amended as follows:

R105.2 Work Exempt from Permit.

[Delete #1 in its entirety and replace with]:

1. "One-story detached accessory structures used as tool sheds, storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet. Such structures shall not be used as habitable spaces, sleeping rooms or for vehicle storage. Structures that have a roof overhang greater than 24", measured on a horizontal plane from the exterior wall, shall be subject to permitting. Any electrical, mechanical or plumbing work performed on such structures shall require permitting and inspection."

[Add #11]

11. "Temporary membrane structures such as canopies or tents used for residential events."

(4) Section R108.5 is amended to read:

R108.5 Refunds.

The building official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The building official may authorize the refunding of not more than 80% of the permit fee paid when no work has been done under a permit issued in accordance with the code. The building official may authorize refunding of not more than 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 review has been done. The building official 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 the fee payment.

(5) Section R109 is amended by addition of the following:

R109 Inspections.

[Add new subsections to read as follows]

R109.1.1.1 Damp Proofing. All required damp proofing shall be inspected prior to backfill and shall remain exposed and uncovered until inspection approval is received.

R109.1.1.2 Foundation Drains. All required foundation drains shall be inspected prior to backfill and shall remain exposed and uncovered until inspection approval is received.

(6) Section R112 is amended to read in its entirety:

R112 Board of Appeals. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

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

R202 Definitions.

[Add]

BEDROOM. See Sleeping Room.

SLEEPING ROOM. A sleeping room or bedroom herein is defined as a habitable space, which may be used for sleeping which contains a closet 16 inches or greater in depth, an emergency escape and rescue opening and a smoke alarm.

TINY HOME. A *dwelling* that is permanently constructed on a vehicle chassis, is designed for long-term residency, includes electrical, mechanical or plumbing services that are fabricated, formed or assembled at a location other than the site of the completed home, is not self-propelled and that is 400 square feet or less in floor area excluding *lofts*. A Tiny Home may be installed on a temporary or permanent foundation.

TINY HOUSE. A *dwelling* that is 400 square feet or less in floor area excluding *lofts*. A Tiny House may only be installed on a permanent foundation.

(8) Table R301.2(1) is amended to read:

Table R301.2(1) – Climatic and Geographic Design Criteria

Ground Snow Load: In accordance with Snow Load Map and Elevation/Zone Table

Wind Speed: 115 mph (ultimate design wind speed)

Topographic Effects: No

Special Wind Region: No

Wind-borne Debris Zone: No

Seismic Design Category: C unless geotechnical study indicates otherwise

Weathering: Severe

Frost Line Depth: 0 feet to 8,000 feet above sea level – 24” below finished grade
8,001 feet to 10,000 feet above sea level – 30” below finished grade 10,001 feet and above – 36” below finished grade

Termite: None to slight

Ice Barrier Underlayment Required: Yes, per 2021 International Residential Code R905.1.2

Flood Hazards: Entered NFI Program 02/10/87 through Resolution 1987-7, Flood Insurance Study Dated 03/04/87, Panel Numbers all begin with 08015C and are followed by; 0025, 0075, 0100, 0150, 0200, 0300, 0304, 0307, 0308, 0309, 0315, 0328, 0330, 0335, 0340, 0425, 0428, 0429, 0430, 0435, 0445, 0455, 0460, 0465, 0470, 0541, 0542, 0555, 0560, 0562, 0566, 0568, 0568, 0580, 0585, 0588, 0589, 0591, 0592, 0593, 0594, 0611, 0613, 0615, 0625, 0660, 0677, 0680 all followed by suffix D (48 panels plus index)

Air Freezing Index: 1,500

Mean Annual Temp: 40 ° F.

Manual J Design Criteria

Elevation: 7300

Latitude: 38°

Altitude Correction Factor:

8,000 ft. – 0.75

9,000 ft. – 0.72

10,000 ft. – 0.69

12,000 ft. – 0.63

Daily Range: H

Coincident Wet Bulb: 55° F.

Indoor Summer Design Relative Humidity: 45%

Indoor Winter Design Dry-bulb Temperature: 70° F.

Summer Design Gains: 2 BTUH/Hr./SF or 0.5W/SF

Indoor Summer Design Dry-bulb Temperature: 75° F.

Outdoor Winter Design Dry-bulb Temperature: -10° F.

Outdoor Summer Design Dry-bulb Temperature: 90° F.

Heating Temperature Difference: 80° F.

Cooling Temperature Difference: 15° F.

- (9) Delete **Section R302.13 Fire Protection of Floors** in its entirety.
- (10) Delete **Section R313.1 Townhouse Automatic Fire Sprinkler Systems** in its entirety.
- (11) Delete **Section R313.2 One and Two-Family Dwellings Automatic Sprinkler Systems** in its entirety.
- (12) Section R315.3 is amended to read:

R315.3 Location.

Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping room or area, within 15 feet of the entrance to each sleeping room or area. Alarms shall be installed in dwelling units which contain fuel-fired appliances and in dwelling units with an attached garage that has an opening that communicates with the dwelling unit. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

(13) Section R319.1 is amended to read:

R319.1 Address Identification.

All buildings, new and existing (when required) shall be provided with an approved permanent address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address signage placed at the roadway, street or driveway shall be placed a minimum of thirty (30) inches above the grade. Address identification characters shall contrast with their background and be reflective. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than ½ inch. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address identification shall be posted at the start of construction (prior to the first required inspection.) The permanent address identification shall be completed and installed prior to the final building inspection and shall thereafter be maintained by the property owner.

Exception:

1. Alteration of the character height and stroke width requirements may be approved by the Fire Protection District having jurisdiction authority.

(14) Section R402.1 is amended to read:

R402.1 Wood Foundations.

Wood foundation systems shall be designed by a Colorado Licensed Architect or Engineer.

(15) Section R403.1 is amended as follows:

R403.1 General.

[Delete last sentence and replace with the following]

“Footings shall be designed by a Colorado Licensed Architect or Engineer or be designed and constructed in accordance with the Chaffee County Minimum Footing and Foundation Requirements contained in Exhibit M.”

(16) Section R403.1.4.1 #3 and #4 are amended as follows:

R403.1.4.1 Frost Protection.

#3 Constructed in accordance with the Chaffee County Minimum Footing and Foundation Requirements contained in Exhibit M.

#4 Erected on solid rock using a design prepared by a Colorado Licensed Architect or Engineer.

(17) Section R404.1.3 is amended to read:

R404.1.3 Concrete foundation walls.

Concrete foundation walls that support light-frame walls shall be designed by a Colorado Licensed Architect or Engineer or be designed and constructed in accordance with the Chaffee County Minimum Footing and Foundation Requirements contained in Exhibit M. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R608.2 shall be designed by a Colorado Licensed Architect or Engineer or be designed and constructed in accordance with the Chaffee County Minimum Footing and Foundation Requirements contained in Exhibit M. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R608.2 shall be designed by a Colorado Licensed Architect or Engineer.

(18) Section R507.2.4 is amended by addition of the following:

R507.2.4 Flashing.

[Add]

Water-resistive barrier shall be placed between the deck ledger and the structure substrate.

(19) Section R507.3.1 is amended to read:

R507.3.1 Minimum size.

Footings for decks shall be designed by a Colorado Licensed Architect or Engineer or be designed and constructed in accordance with the Chaffee County Minimum Footing and Foundation Requirements contained in Exhibit M.

(20) Section R507.3.2 is amended to read:

R507.3.2 Minimum depth.

Deck footings shall be extended below the frost line as specified in Table R301.2.

(21) Delete **Section R507.9.2 Lateral Connection** in its entirety.

(22) Section R903 is amended by addition of the following:

[Add new subsection to read as follows]

R903.2.3 Penetrations.

Roof jacks, vents and similar roof penetrations shall not be located less than 24 inches from the center of a valley to the closest edge of the penetration.

(23) Delete **Section R1004.4 Unvented Gas Log Heaters** in its entirety.

(24) Delete **Section G2406.2 (303.3) Prohibited Locations. Exception # 3** in its entirety.

(25) Delete **Section G2406.2 (303.3) Prohibited Locations. Exception # 4** in its entirety.

(26) Section G2414.3 (403.4.3) is amended to read:

G2414.3 (403.4.3) Copper or Copper-Alloy Tubing.

Copper and copper-alloy piping shall not be used on natural gas systems.

(27) Section G2445 (621) is amended to read:

G2445 (621) Unvented Room Heaters.

Unvented room heaters are prohibited.

(28) Delete **Section P2503.6 Shower Liner Test** in its entirety.

(29) Section P2601.1 is amended to read:

P2061.1 Scope.

The provisions of this chapter and the 2021 International Plumbing Code, as amended and adopted by the State of Colorado and as adopted by the Chaffee County Board of County Commissioners shall govern the installation of plumbing, appliances, equipment, and plumbing systems. If there is a conflict between this code and the 2021 International Plumbing Code, as amended and adopted by the State of Colorado and the Chaffee County Board of County Commissioners, the more restrictive shall govern.

(30) Section P2602.1 is amended as follows:

Section P2602.1 General.

[Delete]

“International Sewage Disposal Code”

[Replace with]

“Chaffee County On-Site Wastewater Treatment System Regulations.”

(31) Section P2603.5.1 is amended to read:

Section P2603.5.1 Sewer Depth.

Building sewers that connect to private sewage disposal systems shall not be less than 24 inches below finished grade at the point of septic tank connection. Building sewers shall not be less than 24 inches below grade. When site restrictions negate the ability to comply with this minimum depth requirement, an alternate design shall be submitted to the *building official* for approval.

(32) Section P2901.1 is amended as follows:

Section P2901.1 Potable Water Required.

[Delete the following language from this subsection]

“treated rainwater, treated graywater or”

[All other text in this subsection to remain unchanged].

(33) Section P2904.1 is amended by addition of the following:

Section P2904.1 General

[Add the following language to the beginning of this subsection]

Automatic fire sprinkler systems are not required to be installed in one- or two-family dwellings and townhouses. Automatic fire sprinkler systems that are installed in one- and two-family dwellings and townhouses shall comply with the regulations and requirements of Section P2904.

[All other text in this subsection to remain unchanged]

(34) Section P2913.1 is amended by addition of the following:

Section P2913.1 General.

[Add the following language as the last sentence to this subsection]

The use and application of non-potable water shall comply with laws, rules, and ordinances applicable in the jurisdiction.

(35) Delete **Section P3009 Graywater Soil Absorption Systems** in its entirety.

(36) Appendix AQ102.1 is amended by addition of the following:

Appendix AQ102.1 Definitions General.

[Add the following definitions to this subsection]

TINY HOME. A dwelling that is permanently constructed on a vehicle chassis, is designed for long-term residency, includes electrical, mechanical, or plumbing services that are fabricated, formed, or assembled at a location other than the site of the completed home, is not self-propelled and that is 400 square feet or less in floor area excluding lofts. A Tiny Home may be installed on a temporary or permanent foundation.

TINY HOUSE. A dwelling that is 400 square feet or less in floor area excluding lofts. A Tiny House may only be installed on a permanent foundation.

Section 18-2-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IRC. Violations of this Section and/or the IRC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 5: Code Section 18-3-10, concerning the adoption of the International Fire Code by reference, is hereby amended as follows:

Section 18-3-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference the Chapters 1-80 and Appendices B, C, D, F, **H** and I of the ~~2015~~ **2021** International Fire Code (**IFC**), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular; provided however, that such code shall be amended by the changes set forth in Section 18-3-30 below.

Section 6: Code Section 18-3-30, adopting certain amendments to the IFC adopted by Code Section 18-3-10, is hereby amended to read in its entirety as follows:

Section 18-3-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IFC are hereby amended as follows:

(1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Fire Code of the City of Salida, and will be cited as such and will be referred to herein as “this Code.”

(2) Section 102.1 is amended by addition of the following:

Section 102.1 Applicability. Construction and Design Provisions.

[Add the following as the last sentence to this subsection].

This Fire Code shall not apply to structures governed by the International Residential Code, specifically one- and two-family dwellings and townhouses or to those agricultural and other buildings exempt from building permits. Existing buildings and structures built in compliance with the codes in effect at the time of construction are not subject to the requirements of this code, except for commercial, industrial or multi-family residential structures being renovated or altered.

(3) Section 103.1 is amended to read:

103.1 Creation of Agency.

The Chaffee County Building Safety Department is hereby established as the Authority Having Jurisdiction (AHJ) with respect to the structure related portions of active permits. The Salida Fire Department is hereby established as the Authority Having

Jurisdiction (AHJ) within their respective boundaries for all other provisions of this code, specifically including fire suppression supply requirements.

- (4) Section 105.1 is amended by addition of the following:

Section 105.1 General.

[Add the following sentences to the beginning of the subsection]

The Chaffee County Building Safety Department is responsible for the issuance of construction permits in accordance with the requirements of the Building Codes as adopted by Chaffee County. When conflicts between the Chaffee County Building Codes and the Fire Code requirements for application, issuance, posting, inspection and enforcement for construction permits occur, the adopted Chaffee County Building Codes shall govern.

- (5) Section 111.1 is amended to read in its entirety:

111 Board of Appeals. Appeals of decisions and determinations made by the Building Official or the fire code official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process.

- (6) Delete **Section 111.3 Qualifications** in its entirety.

- (7) [BG] Residential Group R-3 List Item 1 is amended as follows:

[BG] Residential Group R-3 List Item 1

[Amend List Item 1 as follows]

Buildings that do not contain more than four dwelling units.

[All other text in this section to remain unchanged]

- (8) Section 307 **Open Burning, Recreational Fires and Portable Outdoor Fireplaces** is amended as follows:

307.1 General.

A person shall not kindle or maintain or authorize to be kindled or maintained any open burning unless burning is for agricultural purposes and is in accordance with this section. The City of Salida shall comply with all open burning regulations in accordance with Chaffee County Ordinance 2018-03.

307.2 Permit Required.

[Delete subsection in its entirety.]

307.3 Extinguishment authority.

[Delete subsection in its entirety.]

(9) Section 505.1 is amended to read:

Section 505.1 Address Identification.

All buildings, new and existing (when required) shall be provided with an approved permanent address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address signage placed at the roadway, street or driveway shall be placed a minimum of thirty (30) inches above the grade. Address identification characters shall contrast with their background and be reflective. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than ½ inch. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address identification shall be posted at the start of construction (prior to the first required inspection.) The permanent address identification shall be completed and installed prior to the final building inspection and shall thereafter be maintained by the property owner.

Exception:

1. Alteration of the character height and stroke width requirements may be approved by the Fire Protection District having jurisdiction authority.

(10) Section 510 is amended to read:

Section 510 Emergency Responder Radio Coverage.

The Fire Chief of the Authority Having Jurisdiction (AHJ) may require signal boosters if deemed necessary.

(11) Section 903.2.8 is amended by addition of the following:

Section 903.2.8 Group R.

[Add the following exception to the end of this subsection]

Exception: Group R-3 portions of buildings not more than 3 stories above grade plane and not required to be provided with an automatic sprinkler system by other sections of this code.

(12) Appendix C103.3 is amended by addition of the following:

Appendix C103.3 Maximum Spacing.

[Add the following exception to the end of this subsection]

Exception: The Fire Chief may grant an exception to hydrant spacing requirements when, in the opinion of the Fire Chief, there are extenuating circumstances and the increase of hydrant spacing does not limit suppression capabilities.

(13) Appendix D102.1 is amended by addition of the following:

Appendix D102.1 Access and Loading.

[Add the following exception to the end of this subsection]

Exception: The Fire Chief may grant an exception to fire apparatus access requirements when, in the opinion of the Fire Chief, there are extenuating circumstances, and the decrease does not limit response and suppression capabilities.

Sec. 18-3-40. Enforcement.

The Fire Chief shall enforce this Article and may issue summonses and complaints for violations of this Article on his or her own authority, or may request that summonses and complaints be issued by any police officer.

Sec. 18-3-50. Violations, penalties.

The municipal court shall have jurisdiction to hear all violations of this Article and, in the event that a violation is of a continuing nature, each day during which such violation continues shall be deemed a separate offense, subject to fine not to exceed two thousand six hundred fifty dollars (\$2,650.00) for each such separate offense pursuant to Section 109.3 of the IFC.

Sec. 18-3-60. Establishing limits.

Sections 5704.2.9.6.1, 5706.2.4.4, 5806.2, and 6104.2 of the IFC reference limits established by this Article as the limits of districts in which storage is prohibited. In all of those cases, the limits of the district in which such storage is prohibited shall be the City limits.

Section 7: Code Section 18-4-10, concerning the adoption of the International Existing Building Code by reference, is hereby amended as follows:

Section 18-4-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 16 and Appendix B of the ~~2015~~ **2021** International Existing Building Code (**IEBC**), published by the International Code Council, Inc., 4051 West Flossmoor Road, County Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Existing Building Code as amended in Section 18-4-30.

Section 8: Code Section 18-4-30, adopting certain amendments to the IEBC adopted by Code Section 18-4-10, is hereby amended to read in its entirety as follows:

Section 18-4-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IEBC are hereby amended as follows:

(1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Existing Building Code of the City of Salida, hereinafter referred to as “this Code.”

(2) Section 112 is amended to read in its entirety:

112 Board of Appeals. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

Section 18-4-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IEBC. Violations of this Section and/or the IEBC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 9: Code Section 18-5-10, concerning the adoption of the International Plumbing Code by reference, is hereby amended as follows:

Section 18-5-10. Adoption.

The City of Salida hereby adopts Chapters 1 through 15 and Appendices B, C, and E of the most current edition of the Colorado Plumbing Code, currently the ~~2015~~ **2021** International Plumbing Code (**IPC**), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 61478, to have the same force and effect as if set forth herein in every particular. New editions of the Colorado Plumbing Code shall become effective twelve (12) months after adoption of such new edition by the Colorado Plumbing Board. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code as amended in Section 18-5-30.

Section 10: Code Section 18-5-30, adopting certain amendments to the IPC adopted by Code Section 18-5-10, is hereby amended to read in its entirety as follows:

Section 18-5-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IPC are hereby amended as follows:

- (1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Plumbing Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

- (2) Section 102.1 is amended by addition of the following:

102.1 General.

[Add the following as the last sentence to this subsection]

Where there is a conflict between the International Building Code, the International Residential Code, and this code, this code shall govern.

- (3) Section 113 is amended to read in its entirety:

Section 113 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application

for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

- (4) Section 312.1 is amended as follows:

312.1 Required Tests.

[Delete the following words and sentences]

“for piping systems other than plastic” and “After the plumbing fixtures have been set and their traps filled with water, the entire drainage system shall be submitted to final tests. The code official shall require the removal of any cleanouts if necessary to ascertain whether the pressure has reached all parts of the system.”

- (5) Section 312.3 is amended as follows:

312.3 Drainage and Vent Air Test.

[Delete the following words]

“Plastic piping shall not be tested using air.”

- (6) Delete **Section 312.4 Drainage and Vent Final Test** in its entirety.

- (7) Section 312.5 is amended as follows:

Section 312.5 Water Supply System Test.

[Delete the following words]

“for piping systems other than plastic”

- (8) Delete **Section 312.6 Gravity Sewer Test** in its entirety.

- (9) Delete **Section 312.7 Forced Sewer Test** in its entirety.

- (10) Delete **Section 312.9 Shower Liner Test** in its entirety.

- (11) Section 312.10.1 is amended by addition of the following:

Section 312.10.1 Inspections.

[Add the following as the last sentence to this subsection]

The premise owner or responsible party shall have the backflow prevention assembly tested by a certified cross-connection control technician at the time of installation, repair or relocation.

(12) Section 608.18 is amended to read:

Section 608.18 Protection of Individual Water Supplies.

Water wells are regulated by the Colorado Division of Water Resources.

(13) Section 903.1.1 is amended to read:

903.1.1 Roof Extension Unprotected.

Open vent pipes that extend through the roof shall not be terminated not less than 12 inches above the roof.

(14) Delete **Section 903.2 Frost Closure** in its entirety.

(15) Section 1003.1 is amended to by addition of the following exception:

Section 1003.1 Where Required.

Exception: Where special regulations exist by the local wastewater and/or sanitation district into which the grease trap or interceptor effluent is transported and/or treated. These regulations may supersede this requirement.

Section 18-5-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IPC. Violations of this Section and/or the IPC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 11: Code Section 18-6-10, concerning the adoption of the International Mechanical Code by reference, is hereby amended as follows:

Section 18-6-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 15 **and Appendix A** of the ~~2015~~ **2021** International Mechanical Code (**IMC**), published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills,

IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code as amended in Section 18-6-30.

Section 12: Code Section 18-6-30, adopting certain amendments to the IMC adopted by Code Section 18-6-10, is hereby amended to read in its entirety as follows:

Section 18-6-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IMC are hereby amended as follows:

- (1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Salida and will be cited as such and will be referred to herein as “this Code.”

- (2) Section 113 is amended to read in its entirety:

113 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

- (3) Delete **Section 504.3 Cleanout** in its entirety.

- (4) Delete **Section 903.3 Unvented Gas Log Heaters** in its entirety.

Section 18-6-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IMC. Violations of this Section and/or the IMC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 13: Code Section 18-7-10, concerning the adoption of the National Electric Code by reference, is hereby amended as follows:

Section 18-7-10. Adoption.

The City of Salida hereby adopts the most current edition of the National Electric Code which has been adopted by the Colorado State Electrical Board, published by the National Fire Protection Association, Inc., One Batterymatch Park, Quincy, MA 02169-7471, to have the same force and effect as if set forth herein in every particular. New editions of the National Electrical Code shall become effective twelve (12) months after adoption of such new edition by the Colorado State Electrical Board. The subject matter of the adopted code includes comprehensive provisions and standards regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, replacement, addition to, use, or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code.

Section 14: Code Section 18-7-30, adopting certain violations and penalties to the National Electric Code adopted by Code Section 18-7-10, is hereby amended to read in its entirety as follows:

Section 18-7-30. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the NEC. Violations of this Section and/or the NEC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 15: Code Section 18-12-10, concerning the adoption of the International Fuel Gas Code by reference, is hereby amended as follows:

Section 18-12-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 8 **and Appendix Chapter A** of the ~~2015~~ **2021** International Fuel Gas Code (**IFGC**), published by the International Code Council, Inc., 4051 West Flossmoor Road, County Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Fuel Gas Code as amended in Section 18-12-30.

Section 16: Code Section 18-12-30, adopting certain amendments to the IFGC adopted by Code Section 18-1-10, is hereby amended to read in its entirety as follows:

Section 18-12-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IBC are hereby amended as follows:

- (1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

- (2) Section 114 is amended to read in its entirety:

114 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

- (3) Delete **Section 303.3 Prohibited Locations Exception # 3** in its entirety.

- (4) Delete **Section 303.3 Prohibited Locations Exception # 4** in its entirety.

- (5) Section 403.3.3 is amended to read:

Section 403.3.3 Copper and Copper Alloy.

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

- (6) Section 403.4.3 is amended to read:

Section 403.4.3 Copper and Copper Alloy Tubing.

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

- (7) Section 404.2 is amended by addition of the following:

Section 404.2 CSST.

[Add the following sentence]

Installation of CSST must be performed by a qualified installer that meets all applicable qualifications of the authority having jurisdiction (AHJ). Qualified certification must be submitted to the building official prior to the inspection of any installed CSST.

- (8) Section 404.20 is amended to read:

404.20 Testing of Piping.

Before any system of piping is put in service or concealed, it shall be permitted with the authority having jurisdiction (AHJ) and shall be tested and inspected by the authority having jurisdiction (AHJ) to ensure it is gastight. Testing, inspection and purging of piping systems shall comply with Section 406.

- (9) Section 406.1.1 is amended to read:

Section 406.1.1 Inspections.

Inspection shall consist of visual examination during or after manufacture, fabrication, assembly, or pressure tests. Inspection shall be performed by the authority having jurisdiction (AHJ) or by an agency or third-party having approval of the building official.

- (10) Section 406.1.2 is amended as follows:

Section 406.1.2 Repairs and Additions.

[Amend the second paragraph to read as follows]

Minor repairs and additions are not required to be tested provided the piping is accessible, limited to a maximum of eight joints and has a total developed length of not more than 6 feet.

- (11) Section 406.6.4 is amended to read:

406.6.4 Placing Appliances and Equipment in Operation.

Gas piping or equipment that has been out of service for a period of longer than six (6) months shall be permitted to be placed in operation only after the piping system has been inspected, tested, and purged per Section 406 (IFGS) of the 2021 International Fuel Gas Code and found to be free from leakage.

- (12) Section 406.6 is amended by addition of the following:

[Add new subsection to read as follows]

Subsection 406.6.5 Disconnected Piping Systems.

When existing piping is disconnected from the source of supply (gas meter removed, gas tank removed, etc.) for more than six (6) months, the piping shall be retested and

inspected in accordance with the requirements of Section 406 (IFGS) of the 2021 International Fuel Gas Code.

(13) Delete **Section 614.3 Cleaning Access** in its entirety.

(14) Section 621 is amended to read:

Section 621 (IFGC) Unvented Room Heaters.

Unvented room heaters are prohibited.

Section 18-12-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IFGC. Violations of this Section and/or the IFGC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 17: Code Section 18-13-10, concerning the adoption of the International Energy Conservation Code by reference, is hereby amended as follows:

Section 18-13-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 [CE] through 6 [CE] and Chapter 1 [RE] – 6 [RE] of the International Energy Conservation Code (IECC), ~~2006~~ 2021 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions, and terms of said Energy Conservation Code as amended in Section 18-13-30.

Section 18: Code Section 18-13-30, adopting certain amendments to the IECC adopted by Code Section 18-13-10, is hereby amended to read in its entirety as follows:

Section 18-13-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IECC are hereby amended as follows:

(1) Section C101.1 is amended to read:

C101.1 Title. These regulations shall be known as the Energy Conservation Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

(2) Section C110 is amended to read in its entirety:

C110 Board of Appeals. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

(3) Section R101.1 is amended to read:

R101.1 Title. These regulations shall be known as the Energy Conservation Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

(4) Section R110 is amended to read in its entirety:

R110 Board of Appeals. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed

Section 18-13-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the IECC. Violations of this Section and/or the IECC shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 19: Code Section 18-14-10, concerning the adoption of the International Property Maintenance Code by reference, is hereby amended as follows:

Section 18-14-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 8 of the International Property Maintenance Code (IPMC), ~~2015~~ **2021** Edition,

published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code includes comprehensive provisions and standards regulating the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use; and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code as amended in Section 18-14-30.

Section 20: Code Section 18-14-30, adopting certain amendments to the IPMC adopted by Code Section 18-14-10, is hereby amended to read in its entirety as follows:

Section 18-14-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the IPMC are hereby amended as follows:

(1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Property Maintenance Code of the City of Salida, will be cited as such and will be referred to herein as "this Code."

(2) Section 103.1 is amended to read:

103.1 Creation of Agency.

The official in charge shall be known as the code official. The Chaffee County Building Safety Department and the code official shall oversee the implementation, administration and enforcement of the provisions of this code.

(3) Section 103.3 is amended to read:

103.3 Deputies. The Chief of Police, Fire Chief and Code Enforcement Officer shall be deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the code official shall have the authority to appoint other deputy code officials, other related technical officers, inspectors, and other employees.

(4) Section 107 is amended to read in its entirety:

107 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for

appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

Section 18-14-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct, enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Article and the IPMC. Violations of this Article and/or the IPMC may be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Article occurs or continues unabated. As an alternate remedy, after complying with the Notice and Order provisions of IPMC Section 107, the City shall have the right, but not the obligation, to enter the violating property and conduct repairs and/or maintenance necessary to abate a non-emergency violation. The City Administrator shall prepare a statement enumerating the actual costs of abatement and collection plus a surcharge often percent (10%) of the abatement costs to cover inspection and other administrative costs. Such charge shall be payable by the owners at the time of the assessment, personally, and also shall be a perpetual lien upon the respective lots or parcels served relating back to the date upon which the abatement actions were performed. Any such lien may be foreclosed in the same manner as provided by the laws of this state for the foreclosure of mechanics' liens.

Section 21: Code Section 18-16-10, concerning the adoption of the International Swimming Pool and Spa Code by reference, is hereby amended as follows:

Section 18-16-10. Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 11 of the ~~2015~~ **2021** International Swimming Pool and Spa Code (**ISPSC**), published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular. The subject matter of the adopted code governs the general design and construction of public and residential pools and spas and related piping, equipment, and materials; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Swimming Pool and Spa Code as amended in Section 18-16-30.

Section 22: Code Section 18-16-30, adopting certain amendments to the ISPSC adopted by Code Section 18-16-10, is hereby amended to read in its entirety as follows:

Section 18-16-30. Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the ISPSC are hereby amended as follows:

(1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Swimming Pool and Spa Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

(2) Section 103.1 is amended to read:

103.1 Creation of Agency.

The official in charge shall be known as the code official. The Chaffee County Building Safety Department and the code official shall oversee the implementation, administration, and enforcement of the provisions of this code.

(3) Section 111 is amended to read in its entirety:

111 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

Section 18-16-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert or equip any swimming pool or spa in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section. Violations of this Section shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 23: A new Article 18, concerning the International Wildland-Urban Interface Code, is hereby added to Chapter 18, concerning Building Regulations, of the Salida Municipal Code, to read as follows:

ARTICLE XVIII. – WILDLAND-URBAN INTERFACE CODE

Section 18-18-10. -Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is hereby adopted by reference Chapters 1 through 9 of the 2021 International Wildland-Urban Interface Code (WUI), published by the International Code Council, Inc., 4051 Flossmoor Road, Country Club Hills, IL 60478, to have the same force and effect as if set forth herein in every particular.

The purpose and subject matter of the WUIC is to prevent wildfire spreading from vegetation to a building by establishing a set of minimum standards to reduce the loss of property from wildfire.

Section 18-18-20. - Copy on file.

At least one (1) copy of the International Wildland-Urban Interface Code has been and is now on file in the office of the City Clerk and may be inspected by any interested persons between the hours of 9:00a.m. and 4:00p.m., Monday through Friday, holidays excepted. The code as finally adopted shall be available for sale to the public through the office of the Building Official

Section 18-18-30. - Amendments.

The following chapters, sections, subsections, paragraphs, and appendices of the WUI are hereby amended as follows:

- (1) Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Wildland-Urban Interface Code of the City of Salida, and will be cited as such and will be referred to herein as "this Code."

- (2) Section 103.1 is amended to read:

103.1 Creation of Agency.

The official in charge shall be known as the code official. The Chaffee County Building Safety Department and the code official shall oversee the implementation, administration, and enforcement of the provisions of this code.

- (3) Section 106.3 is amended to read:

Section 106.3 Work exempt from permit.

Unless otherwise provided in the requirements of the *International Building Code*, the *International Residential Code* or the *International Fire Code*, a permit shall not be required for the following:

1. One-story detached accessory structures used as tools sheds, storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet for non-residential use or 200 square feet for residential use. Such structures shall not be used as habitable spaces, sleeping rooms or for vehicle storage. Structures that have a roof overhang greater than 24", measured on a horizontal plane from the exterior wall, shall be subject to permitting. Any electrical, mechanical, or plumbing work performed on such structures shall require permitting and inspection.

2. Fences not over 7 feet high. Exemption from the 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, as amended and adopted, or any other adopted codes, laws, or ordinances of this jurisdiction. Exempt structures must adhere to the required setback distance for property lines and shall not be located within the individual lot identified defensible space. Structures exempt from permits shall be located a minimum of 20 feet from any structure. The code official is authorized to stipulate conditions for permits. Permits shall not be issued where public safety would be at risk, as determined by the code official.

(4) Section 111.1 is amended to read:

111.1 General.

The certificate of occupancy shall not be issued until a statement of compliance/completion is received by the code official. This statement shall stipulate that the building, structure or premises meet the requirements for code compliance with this code, as amended and adopted. The statement of compliance/completion shall be prepared and submitted by the Fire Protection District having authority. If the Fire Protection District having authority is not providing this inspection service at the time of the requested inspection, the property owner or responsible party may self-certify using the certification document provided by the Chaffee County Building Safety Department or may provide a certificate of completion prepared by an approved third-party forester or mitigation professional. The code official is authorized to accept reports submitted by approved third-party agencies, provided that such agencies satisfy the requirements as to qualifications and reliability and have the approval of the code official.

Exception: Reports submitted to the code official by the Fire Chief or the Fire Chief's authorized representative of the Fire District having authority shall be acceptable without submittal of qualifications.

(5) Section 113 is amended to read in its entirety:

113 Means of Appeal. Appeals of decisions and determinations made by the Building Official shall comply with the process and procedures set forth in the City of Salida Municipal Code Chapter 18, Article VIII, entitled Appeals Process. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder, including fines, have been incorrectly interpreted, the provisions of the code do not fully apply, or an equally good or better form of construction is proposed.

(6) Section 301.1 is amended to read as follows:

301.1 Scope.

The provisions of this Chapter shall establish and identify the wildland-urban interface area.

(7) Delete **Section 301.2 Objective** in its entirety.

(8) Section 302.1 is amended to read:

Section 302.1 Declaration.

The City of Salida City Council shall declare the wildland-urban interface area within the jurisdiction. The wildland-urban interface area shall be the area of incorporated City of Salida, as defined by the City of Salida Official Zoning Map, as referred to within, Section 16-4-30 of this Code, as adopted by the City of Salida City Council and the Chaffee County Wildfire Risk Map (Exhibit K-1).

(9) Section 302.3 is amended to read:

302.3 Review of Wildland-Urban Interface Areas.

Reevaluation and recommended modification of the wildland-urban interface area may be performed as deemed necessary by the City of Salida City Council.

(10) Section 402.1.1 is amended to read:

402.1.1 Access.

New subdivisions (subdivisions created after the adoption of this Code) shall be provided with fire apparatus access roads in accordance with the City of Salida Land Use Code, the *International Fire Code* and access requirements in accordance with Section 403.

(11) Section 402.1.2 is amended to read:

402.1.2 Water Supply.

New subdivisions (subdivisions created after the adoption of this code) shall provide water supply in accordance with the City of Salida Municipal Code and all applicable regulations.

(12) Section 402.2 is amended to read:

402.2 Individual Structures.

Individual structures shall comply with Section 402.2.1.

(13) Delete **Section 402.2.2 Water Supply** in its entirety.

(14) Delete **Section 402.3 Existing Conditions** in its entirety.

(15) Section 403.2.1 is amended to read:

403.2.1 Dimensions.

Driveways shall provide a clear minimum width of 14 feet and a minimum unobstructed height of 14 feet.

(16) Section 403.2.2 is amended to read:

403.2.2 Length.

Driveways in excess of 150 feet in length shall be provided with turnarounds for emergency vehicles as specified in 403.2.4. Driveways in excess of 400 feet in length shall be provided with turnouts as specified in 403.2.5 in addition to turnarounds.

(17) Section 403.2.5 is amended to read:

403.2.5 Turnouts.

Driveways in excess of 400 feet and at every 400 feet thereafter shall be provided with turnouts. Turnouts shall be a minimum of 10 feet in width and shall be a minimum of 30 feet in length. Driveway turnouts shall be comprised of such material and be constructed to support the weight requirements of a fire apparatus vehicle.

(18) Section 403.6 is amended to read:

403.6 Address Markers.

All buildings, new and existing (when required) shall be provided with an approved permanent address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address signage placed at the roadway, street or driveway shall be placed a minimum of thirty (30) inches above the grade. Address identification characters shall contrast with their background and be reflective. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than ½ inch. Where required by the code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign shall be used to identify the structure. Address identification shall be posted at the start of construction (prior to the first required inspection). The permanent address identification shall be completed and installed prior to the final building inspection and shall thereafter be maintained by the property owner.

Exception:

1. Alteration of the character height and stroke width requirements may be approved by the Fire Protection District having jurisdiction authority.

(19) Section 403.7.1 is amended to read:

403.7.1 Fire Apparatus Access Roads.

The gradient (slope) for fire apparatus access roads shall not exceed the maximum approved per the City of Salia Land Use Code, as adopted by the City of Salida City Council.

(20) Section 403.7.2 is amended to read:

403.7.2 Driveways.

The average gradient (slope) for driveways shall not exceed eight percent (8%). Certification of the driveway gradient must be provided to the code official prior to or as part of a certificate of completion. This certification shall be prepared, signed and sealed by a Colorado Professional Licensed Surveyor, a Colorado licensed Engineer or Architect or by an approved third-party agency. The code official is authorized to accept reports of approved third-party agencies, provided that such agencies satisfy the requirements as to qualifications and reliability and have the approval of the code official. Where this requirement cannot be met due to site restrictions, internal fire sprinklers shall be installed within the habitable space of the structure. Automatic fire sprinkler systems that are installed in one- and two-family dwellings and townhouses shall comply with the regulations and requirements of Section P2904.

(21) Section 501.1 is amended to read:

501.1 Scope.

Buildings, structures, and additions to existing buildings within the City of Salida Wildfire Hazard Mitigation area shall be constructed in accordance with the International Building Code, the International Residential Code, this code, as amended, and all other codes as adopted by the City of Salida City Council.

Exceptions:

1. One-story detached accessory residential structures used as tool sheds, storage sheds, playhouses, or similar uses with a floor area of less than 200 square feet and having a roof overhang of 24" or less, measured on a horizontal plane from the exterior wall.
2. One-story detached accessory non-residential structures used as tool sheds, storage sheds, playhouses, or similar uses with a floor area of less than 120 square feet and having a roof overhang of 24" or less, measured on a horizontal plane from the exterior wall.
3. Detached residential greenhouses with a floor area of not more than 600 square feet.
3. Agricultural use structures for which an agricultural permit exemption has been granted by the code official.

Structures identified in the above-listed exceptions shall adhere to the required setback distance for property lines as identified in the City of Salida Land Use Code and shall not be located within the individual lot identified defensible space.

Structures exempt from permits shall be located a minimum of 20 feet from any structure

(22) Section 501.2 is amended to read:

501.2 Objective.

The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof located or to be located within the Chaffee County Wildfire Hazard Mitigation area for the protection of life and property, to resist damage from wildfires and to mitigate building and structure fires from spreading to wildland fuels.

(23) Section 502.1 is amended to read:

502.1 General.

The fire hazard of building sites for buildings hereafter constructed, modified or relocated into wildland-urban interface areas shall be established in accordance with the Chaffee County Wildfire Risk Map (Exhibit K-1). Fire hazard severity designations shall be amended to follow the area designations as identified by the Chaffee County Wildfire Risk Map (Exhibit K-1).

Class 1 = Extreme Risk

Class 2 = High Risk

Class 3 = Moderate Risk

(24) Delete **Section 502.2 Fire Hazard Severity Reduction** in its entirety.

(25) Section 503 is amended to read:

Section 503. General.

Buildings and structures hereafter constructed, modified or relocated into or within the wildland-urban interface area shall meet the construction requirements in accordance with the Chaffee County Land Use code and this adopted code. Class 1 (Extreme Risk), Class 2 (High Risk) and Class 3 (Moderate Risk) ignition resistant construction shall be in accordance with Sections 504, 505 and 506 respectively. Materials required to be ignition resistant materials shall comply with the requirements of Section 503.2.

(26) Section 504.1 is amended to read:

Section 504.1 General.

Ignition resistant construction for areas designated as Extreme Risk shall be in accordance with Sections 504.2 through 504.11.

(27) Section 504.2 is amended to read:

Section 504.2 Roof Assembly.

Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790. This will apply to any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs or replacements.

Exceptions:

1. Unchanged
2. Unchanged
3. Unchanged

(28) Section 504.2.1 is amended to read:

504.2.1 Roof Valleys.

Any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs or replacements, where roof valleys are provided, shall have valley flashings of not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

(29) Section 504.3 is amended to read:

504.3 Protection of Eaves.

Eaves and soffits, on residential and commercial new construction buildings only, shall be protected on the exposed underside by one of the following methods or materials:

1. Tested assemblies having an approved 1-hr. fire-resistance rating (i.e. 2 layers 5/8" Type X gypsum board).
2. Nominal 2" solid wood (T&G).
3. Nominal 2" solid wood fire blocking installed from the top of the exterior wall to the underside of the roof sheathing.
4. Ignition-resistant materials in accordance with Section 503.2 of this chapter
5. Non-combustible materials.
6. Fire-retardant-treated-wood (FRTW) materials.
7. Heavy timber construction.

(30) Section 504.5 is amended as follows:

504.5 Exterior Walls.

5. Ignition-resistant materials complying with Section 503.2 on the exterior side. These materials may include, but are not limited to, fiber cement siding, 3 coat stucco, masonry, brick, and manufactured stone.

(31) Delete **Section 504.6 Underfloor Enclosure** in its entirety.

(32) Section 504.7 is amended to read:

504.7 Appendages and Projections.

Exposed exterior deck surfaces, stair treads, stair risers, handrail system assemblies and guardrail system assemblies shall be of ignition resistant materials.

(33) Delete **Section 504.7.1 Underfloor Areas** in its entirety.

(34) Delete **Section 504.9 Exterior Doors** in its entirety.

(35) Section 504.10 is amended to read:

504.10 Vents.

Vent screens shall be 1/4" screen or otherwise specifically designed to prevent the intrusion of fire embers.

(36) Section 504.10.1 is amended to read:

504.10.1 Vent Locations.

Attic ventilation vents located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas shall be specifically designed to prevent the intrusion of fire embers. Gable end and dormer vents shall be located not less than 10 feet from lot lines. Underfloor ventilation openings shall be located as close to grade as possible.

(37) Section 504.11 is amended as follows:

504.11 Detached Structures.

[Delete the following text]

50 feet

[Replace with]

20 feet

(38) Delete **Section 504.11.1 Underfloor areas** in its entirety.

(39) Section 505.1 is amended to read:

505.1 General.

Ignition resistant construction for areas designated as High Risk shall be in accordance with Sections 505.2 through 505.11.

(40) Section 505.2 is amended to read:

505.2 Roof Assembly.

Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790. This will apply to any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs, or replacements.

(41) Section 505.2.1 is amended to read:

505.2.1 Roof Valleys.

Any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs or replacements, where roof valleys are provided, shall have valley flashings of not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

(42) Section 505.3 is amended to read:

505.3 Protection of Eaves.

Eaves and soffits, on residential and commercial new construction buildings only, shall be protected on the exposed underside by one of the following methods or materials:

1. Solid materials with a minimum thickness of $\frac{3}{4}$ ".
2. Tested assemblies having an approved 1-hr. fire-resistance rating (i.e. 2 layers 5/8" Type X gypsum board)
3. Nominal 2" solid wood (T&G)
4. Nominal 2" solid wood fire blocking installed from the top of the exterior wall to the underside of the roof sheathing.
5. Ignition-resistant materials in accordance with Section 503.2 of this chapter
6. Non-combustible materials
7. Fire-retardant-treated-wood (FRTW) materials

8. Heavy timber construction. Exposed rafter tails shall not be permitted unless constructed of heavy timber materials.

(43) Section 505.5 is amended as follows:

Section 505.5 Exterior Walls

5. Ignition-resistant materials complying with Section 503.2 on the exterior side. These materials may include, but are not limited to, fiber cement siding, 3 coat stucco, masonry, brick, and manufactured stone.

(44) Delete **Section 505.6 Underfloor Enclosure** in its entirety.

(45) Section 505.7 is amended to read:

Section 505.7 Appendages and Projections.

Exposed exterior deck surfaces, stair treads, stair risers, handrail system assemblies and guardrail system assemblies shall be of ignition resistant materials.

(46) Delete **Section 505.7.1 Underfloor Areas** in its entirety.

(47) Delete **Section 505.9 Exterior Doors** in its entirety.

(48) Section 505.10 is amended to read:

505.10 Vents.

Vent screens shall be 1/4" screen or otherwise specifically designed to prevent the intrusion of fire embers.

(49) Section 505.10.1 is amended to read:

505.10.1 Vent Locations.

Attic ventilation vents located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas shall be specifically designed to prevent the intrusion of fire embers. Gable end and dormer vents shall be located not less than 10 feet from lot lines. Underfloor ventilation openings shall be located as close to grade as possible.

(50) Section 505.11 is amended as follows:

505.11 Detached Structures.

[Delete the following text]

50 feet

[Replace it with]

20 feet

(51) Delete **Section 505.11.1 Underfloor Areas** in its entirety.

(52) Section 506.1 is amended to read:

506.1 General.

Ignition resistant construction for areas designated as Moderate Risk shall be in accordance with Sections 506.2 through 506.4.

(53) Section 506.2 is amended to read:

506.2 Roof Assembly.

Roofs shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790. This will apply to any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs, or replacements.

(54) Section 506.2.1 is amended to read:

506.2.1 Roof Valleys.

Any construction under permit, residential or commercial, to include new construction, additions, alterations, repairs or replacements, where roof valleys are provided, shall have valley flashings of not less than 0.019 inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 running the full length of the valley.

(55) Delete **Section 506.3 Underfloor Enclosure** in its entirety.

(56) Section 507.1 is amended to read:

507.1 General.

Any roof replacement or repair under permit, to include additions, alterations, repair or replacements shall have a roof assembly that complies with a Class A rating when tested in accordance with ASTM E108 or UL 790.

(57) Section 601.1 is amended to read:

Section 601.1 Scope.

The provisions of this chapter establish general requirements for new buildings, new structures and premises hereafter constructed, modified, located or relocated into or within the wildland-urban interface areas.

(58) Delete **Section 602 Automatic Sprinkler Systems** in its entirety.

(59) Section 603.2 is amended to read:

Section 603.2 Fuel Modification.

Buildings and structures hereafter constructed, modified, or relocated into or within the wildland-urban interface area shall comply with the defensible space requirements contained in Table 603.2. For all other purposes the fuel modification distances shall be 30 feet or to the lot line, whichever is less.

(60) Section 603.2.3 is amended to read:

Section 603.2.3 Responsible Party.

Persons owning, leasing, controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non-fire resistive vegetation on the property owned, leased, or controlled by said person. The responsible party shall be delegated as the person responsible for meeting the provisions of the following subsections:

603.2.2 Trees.

603.2.3 Ground cover.

(61) Section 604.3 is amended by addition of the following:

604.3 Responsibility.

[Add the following text to the end of the subsection]

The responsible party shall be delegated as the person responsible for meeting the provisions of the following subsections;

604.4 Trees.

604.4.1 Chimney clearance.

604.4.2 Deadwood removed.

(62) Section 605.1 is amended to read:

605.1 General.

Buildings and structures hereafter constructed, modified, or relocated into or within the wildland-urban interface area that contain chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuels used, shall be provided with a spark arrestor. Spark arrestors shall be constructed of woven or welded

wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding ½" (12.7 mm).

Section 18-16-40. Violations, Penalties.

It shall be unlawful for any person, owner, occupant, or contractor to erect, construct enlarge, alter, repair, move, improve, remove, rehabilitate, convert, demolish, use, occupy, equip, or maintain any building or structure in the City, or cause the same to be done, contrary to or in violation of any of the provisions of this Section and the WUI. Violations of this Section and/or the WUI shall be punishable by a fine not to exceed two thousand six hundred fifty dollars (\$2,650.00). A separate offense shall be deemed committed for each day, or portion of a day, that a violation of this Section occurs or continues unabated.

Section 24: This Ordinance shall become effective on March 1, 2024.

Section 25: Severability. The provisions of this ordinance are severable and the invalidity of any section, phrase, clause, or portion of the ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the ordinance.

INTRODUCED ON FIRST READING, FINAL ADOPTED, AND ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 2nd day of January, 2024, and set for second reading and public hearing on the 16th day of January, 2024.

INTRODUCED ON SECOND READING, FINAL ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY, on the 16th day of January, 2024.

CITY OF SALIDA, COLORADO

By: _____

Dan Shore, Mayor

[SEAL]

ATTEST

City Clerk Erin Kelley

