

**ORDINANCE NO. 19**

**SERIES 2016**

**AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL AMENDING THE TOWN CODE TO ADOPT BY REFERENCE THE 2015 SERIES OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL EXISTING BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL FUEL GAS CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2014 NATIONAL ELECTRIC CODE AND VARIOUS ELEMENTS OF CHAPTER 18 RELATED TO CONSTRUCTION ACTIVITIES.**

**WHEREAS**, the Town of Crested Butte, Colorado (the “**Town**”) is a home rule municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado;

**WHEREAS**, C.R.S. 31-15-103 authorizes the Town to adopt ordinances necessary to provide for the health, safety and welfare of the Town;

**WHEREAS**, the adoption of uniform codes of construction is necessary to ensure safe and sound construction of buildings;

**WHEREAS**, C.R.S. 31-16-202 allows municipalities to adopt published compilations of building and related codes by reference;

**WHEREAS**, the Town Council has adopted numerous uniform codes of construction (“**Uniform Codes**”);

**WEREAS**, the construction of safe and sound buildings is an important charge of the Town Council;

**WHEREAS**, the Town Council has determined that the below amendments to the Uniform Codes suggested by the Town staff promote the desired goals of the Town Council to achieve standardized, safe construction, and accordingly, are in the best interest of the environment, health, safety and general welfare of the residents and visitors of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO THAT,**

**Section 1. Amending Chapter 18, Article 1 – International Building Code.**

The following Sections in Chapter 18, Article 1 are deleted, replaced and amended as follows:

**Sec. 18-1-10. Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the building code of the Town, by reference thereto, the *International Building Code*, 2015 edition, Chapters 1 through 35 without appendices (“IBC”) published by the International Code Council Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 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 erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures for the purpose of protecting the public health, and safety and general welfare.

**Sec. 18-1-30. Amendments.**

The code adopted herein is hereby modified by the following amendments:

- (1) IBC Section 105.2 (Work exempt from permit). Delete Item 1 (detached accessory structures), and item 12 (awnings). Change the reference in 105.2 item 6 (sidewalks) from 30 inches to 18 inches (Section 18-1-30).
- (2) IBC Section 108 (Temporary structures and uses). Delete 180 days for time of service and substitute 14 days and refer to Sec. 16-14-180.
- (3) IBC section 1805.3 (Waterproofing) delete entire section and substitute “All basement construction shall adhere to Section 18-16-10 of the Crested Butte Municipal Code for basement waterproofing.”
- (4) IBC Section 202 (definitions) shall be amended by adding the following definition of “Crawlspace”: Any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above. The definition of “Townhouse” shall read a single-family dwelling unit constructed in a group of two or more attached units...

**Section 2. Amending Chapter 18, Article 2 – Residential Code.** The following Sections in Chapter 18, Article 2 are deleted, replaced and amended as follows:

**Sec. 18-2-10. Adoption.**

Pursuant to Title 31, Article 16, Part 2. C.R.S., there is adopted as the residential code of the Town, by reference thereto, the *International Residential Code*, 2015 edition, Chapters 1 through 43 inclusive, with Appendix F Passive Radon Controls, Appendix R Light Straw-Clay Construction, and Appendix S Straw-Bale Construction (“IRC”), published by the International Code Council Inc. 4051, West Flossmoor Road, Country Club Hills, Illinois 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 erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures for the purpose of protecting the public health, and safety and general welfare.

**Sec. 18-2-30. Amendments.**

The code adoption herein is hereby modified by the following amendments:

(1) IRC Section R105.2 (Work Exempt from permit). Eliminate item #1 (detached accessory structure), #9 (window awning), and #10 (decks).

(2) IRC section 202 (Definitions), definition of “Townhouse shall be amended by changing the definition from “...a group of three (3) or more...” to “...a group of two or more...” A “Crawl Space” shall be defined as “any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above.”

(3) IRC Section R301.2 is amended by added the following table to R 301.2 (1);

Flat Roof Snow Load:	100 lbs. per square foot
Ground Snow Load:	Not Determined
Wind Design Speed:	115 Miles per Hour
Topographic effects	No
Special wind region	No
Wind-borne debris zone	No
Seismic Design Category	C
Subject to Damage From	
Weathering	Severe
Frost Line depth	36 inches
Termite	Slight
Winter Design Temp.	-16 degrees Fahrenheit
Ice Barrier Underlayment Required	Yes
Floor Hazard	Flood Insurance Rate Maps (FIRM) 08051C0726D, 08051C0727D
Air Freezing Index	3500
Mean Annual Temperature	35 degrees Fahrenheit

(4) IRC Section 303.3 (Bathrooms) shall be amended to read:” Bathrooms, water closet compartments and other similar rooms shall be provided with mechanical ventilation with minimum ventilation rates of 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.”

(5) IRC Section 310 2.3 (Window Wells) shall be amended to add the following. “All window wells required for emergency escape shall be provided with a roof or projection above and curbing sufficient to prevent the accumulation of snow and ice inside the window well.”

(6) IRC Section 313.1 (Townhouse automatic fire sprinkler systems) shall be amended to add the following. “... in townhouses of more than two units.”

(7) IRC Section 313.2 (Two family dwelling automatic fire systems) shall be amended to delete “one-and.” And add after two family dwelling, “not otherwise classified as townhouses.”

(8) IRC Section 315.1 (Carbon monoxide alarms) shall be amended to add “and Chapter 18, Article 14 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply.”

(9) IRC Section 406.2 (Foundation waterproofing and damp proofing) shall be amended to add “All basement construction shall be in compliance with the requirements of Section 18-16-10 of the Crested Butte Municipal Code. In the case of conflicts between the codes the more restrictive will apply.”

(10) IRC Section R1002.2 (Masonry heaters) and IRC Section R1004.1 “Factory built fireplaces) shall be amended to add “All solid fuel burning devices shall conform to Chapter 18, Article 8 of the Crested Butte Municipal Code.”

(11) IRC Chapter 11 (Energy efficiency) shall be deleted in its entirety and replaced with the following: “All residential construction shall comply with the requirements of the 2015 International Energy Conservation Code and with the provision of Chapter 18, Article 9 of the Crested Butte Municipal Code. In the case of conflict between the codes the more restrictive will apply.”

**Section 3. Amending Chapter 18, Article 2.5– Existing Building Code.** The following Sections in Chapter 18, Article 2.5 are deleted, replaced and amended as follows:

**Sec. 18-2.5-10. Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the existing building code for the Town, by reference thereto, the *International Existing Building Code*, 2015 edition, Chapters 1 through 16 without appendices (“IEBC”) published by the International Code Council

Inc., 4051 West Flossmoor Road, Country Club Hills, Illinois 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 erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures for the purpose of protecting the public health, and safety and general welfare.

**Sec. 18-2.5.20. Amendments.**

The code adoption herein is hereby modified by the following amendments:

- (1) IEBC Section 101.4 shall be amended to add, “This document and individual provisions shall only be applicable with the prior express permission of the Building Official.”

**Section 4. Amending Chapter 18, Article 3– Mechanical Code.** The following Sections in Chapter 18, Article 3 are deleted, replaced and amended as follows:

**Sec. 18-3-10. Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the mechanical code for the Town, by reference thereto, the *International Mechanical Code*, 2015 edition, including Appendix A, as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 (“IMC”), regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and the collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said code on file in the office of the Town are hereby referred to, adopted and made a part of, as if fully set out herein.

**Section 5. Amending Chapter 18, Article 4-Plumbing Code.** The following Sections in Chapter 18, Article 4 are deleted, replaced and amended as follows:

**Sec. 18-4-10 Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the plumbing code for the Town, by reference thereto, the *International Plumbing Code*, 2015 edition, including Appendices C and E, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 (“IPC”), regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and the collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said code on file in the office of the Town are hereby referred to, adopted and made a part of, as if fully set out herein.

**Section 6. Amending Chapter 18, Article 5- Electrical Code.** The following Sections in Chapter 18, Article 5 are deleted, replaced and amended as follows:

**Sec. 18-5-10 Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the electrical code for the Town, by reference thereto, the *National Electrical Code*, 2014 edition, including Appendices C and E, published by National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts 02169-7471 (“NEC”), regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and the collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said code on file in the office of the Town are hereby referred to, adopted and made a part of, as if fully set out herein.

**Section 7. Amending Chapter 18, Article 6- Fire Code.** The following Sections in Chapter 18, Article 6 are deleted, replaced and amended as follows:

**Sec. 18-6-10 Adoption.**

The *International Fire Code*, 2015 Edition, including Appendices B-M, as published by the International Code Council, is hereby adopted by reference as the fire code for the Town, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from storage, handling and use of hazardous substances, materials and devices and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for issuance of permits and collection fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of Town are hereby referred to, adopted and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 18-6-10 above. State and EPA regulations shall take precedence if there is any International Fire Code regulations pertaining to the use, storage, handling, manufacture or dispensing of flammable and compressed gases, corrosive materials, explosives and fireworks, flammable gases and solids, highly toxic and toxic materials, liquefied petroleum gases, organic peroxides, oxidizers, pyrophoric materials, pyroxylin (Cellulose nitrate) plastic, unstable (reactive) materials, water-reactive solids and liquids or any other material which may be characterized or become known as a hazardous material.

**Sec. 18-6-20 Amendments.**

The code adoption herein is hereby modified by the following amendments:

- (1) Section 101.1., (Title). Insert in name of Jurisdiction, “Town of Crested Butte.”
- (2) Section 102.7 (Referenced codes and standards), and 102.8 (Subjects not related to this code). Insert: “The most current NFPA edition may be utilized upon approval of the CBFPP Fire Chief.”

(3) Section 106.2.1 (Inspection requests). Add: "Requests for inspections shall be submitted at least five (5) working days prior to the date of requested inspections."

(4) Section 109.4, (Violation penalties). Insert: "...shall be guilty of a misdemeanor, punishable by a fine of not less than fifty dollars (\$50.00) nor more than one thousand (\$1,000.00) or by imprisonment not exceeding one (1) year, or both such fine and imprisonment."

(5) Section 403.4 (Group B occupancies). Revise: "An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for buildings containing a Group B occupancy where the Group B occupancy has an occupant load of 100 or more persons or more than 50 persons above or below the lowest level of exit discharge and for buildings having an ambulatory care facility."

(6) Section 403.9 (Group M occupancies). Revise: "An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for buildings containing a Group M occupancy where the Group M occupancy has an occupant load of 100 or more persons or more than 50 persons above or below the lowest level of exit discharge and for buildings containing both a Group M occupancy and an atrium."

(7) Section 403.12.3 (Crowd managers for gatherings exceeding 1,000 people). Revise: Section 403.12.3 "Crowd managers for gatherings exceeding 499 people". Where facilities or events involve a gathering of more than 500 people, crowd managers shall be provided in accordance with Sections 403.12.3.1 through 403.12.3.3.

(8) Section 507.1 (Required water supply). Add: "Where required fire flows cannot be provided, an approved monitored fire suppression system complying with Section 9 of this Code and the Guidelines and Standards of the Crested Butte Fire Protection District shall be installed throughout every occupancy and structure except Occupancy R-3 within the boundaries of the Town of Crested Butte."

(9) Section 507.5.5 (Clear space around hydrants). Shall read as: A 3-foot clear space must be maintained around the circumference of fire hydrants and "Fire Department Connections", except as otherwise required or approved. Section 507.5.6 Physical protection. Where fire hydrants and "Fire Department Connections" are subject to impact by motor vehicle, guard posts or other approved means shall comply with Section 312.

(10) Section 603.9 (Fuel-fired Appliances) and Section 603.9 (Gas Meters). Above-ground gas meters regulators and piping subject to damage shall be protected by a barrier complying with Section 312 or otherwise protected in an approved manner. "Locations of gas meters, regulators and piping shall also comply with the Guidelines and Standards of the District."

(11) Section 903 (Automatic Sprinkler Systems). Revise: 903.2.1.1 Group A-1., condition 2. The fire area has an occupant load of “100” or more. 903.2.1.3 Group A-3., condition 2. The fire area has an occupant load of “100” or more. 903.2.1.4 Group A-4., condition 2. The fire area has an occupant load of “100” or more, and 903.2.1.6 Assembly occupancies on roofs is 100 or more.

(12) Section 907.2.1 (Group A). Shall read as: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A Occupancies where the occupant load due to the assembly occupancy is “100” or more. Section 907.2.2 Group B. A manual fire alarm system shall be installed in Group B Occupancies where one of the following conditions exist: 1. The combined Group B Occupant load of all floors is “100” or more. Section 907.2.7 Group M. A manual Fire alarm system that activates the occupant notification system in accordance to Section 907.5 shall be installed... Modify condition 1. The combined Group M occupant load of all floors is “100” or more persons.

(13) Section 609.2 (Where required). A Type 1 hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that provide grease vapors. Delete Exception.

(14) Section 609.4 (Appliance connection to building piping). Add: “An approved means shall be provided of ensuring that appliances that are moved for cleaning and sanitation purposes are returned to their original position.”

(15) Section 1104.5 (Illumination emergency power). Occupancy B: 2. Group B buildings three or more stories above or below a level of exit discharge serving occupants. Delete “or buildings with 1000 or more occupants.”

(16) Section 2306.2.2. (Above-ground tanks located inside buildings). Locations where aboveground tanks are prohibited. Replace sentence with: “Storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited within the boundaries of the Town, except in those locations as identified in the official map of “Locations Permitted for Aboveground Tanks” found in the office of the Town Clerk. In the event of a conflict with Colorado State or Federal EPA regulations shall apply. Exception: Tanks legally in existence at the time of the adoption of this Article, provided that they do not pose undue fire or safety hazards.”

(17) Section 2306.2.3 (Above-ground tanks located outside, above-grade) and Section 2306.2.4 (Above-ground tanks located in above-grade vaults or below-grade vaults). Locations where aboveground tanks are prohibited. Replace existing sentence with: “Storage of Class I and Class II liquids in aboveground tanks outside of buildings is prohibited within the boundaries of the Town, except in those locations as identified in the official map of “Locations Permitted for Aboveground Tanks” found in the office of the Town Clerk. In the event of a conflict with Colorado State or Federal EPA regulations shall apply. Exception: Tanks legally in existence at the time of the adoption of this Article, provided that they do not pose undue fire or safety hazards.”

Exception: Tanks legally in existence at the time of the adoption of this Article, provided that they do not pose undue or safety hazards.

(18) Section 5704.2.9.6.1. (Locations where above ground tanks are prohibited). Above ground storage of flammable and combustible liquids in tanks shall comply with Section 5704.2 and Sections 5704.2.9.1 through 6704.2.9.7.9.

(19) Section 5706.2.4.4 (Locations where above ground tanks are prohibited). “The storage of Class I and II liquids in above ground tanks is prohibited with the limits established by law within Crested Butte.”

(20) Section 5806. (Flammable Cryogenic Fluids). “Not allowed in the Town of Crested Butte.”

(21) Section 6103.3 (Location of equipment and piping). Add second sentence to read: “Locations of gas meters, regulators and piping shall comply with this section and the Guidelines and Standards of the District.”

(22) Appendix B 105.1 (Fire-flow requirements for buildings). Two-family dwellings (Group R- 3) and Group R-4 buildings and townhouses. The minimum fire-flow and the flow duration requirements for two family dwellings, Group R-4 buildings and townhouses shall be specified in Tables B105.1(1) and B105.1(2).

(23) Eliminate Sec. 18-6-40 Amendments.

(24) Rename existing Sec. 18-6-50 Rules and regulations as Sec. 18-6-40 Rules and regulations.

(25) Rename existing Sec. 18-6-60 Conflicting provisions as 18-6-50 Conflicting provisions.

(26) Rename existing Sec. 18-6-70 Violations, liability and penalty as 18-6-60 Violations, liability and penalty.

**Section 8. Amending Chapter 18, Article 7- Fuel Gas Code.** The following Sections in Chapter 18, Article 7 are deleted, replaced and amended as follows:

**Sec. 18-7-10 Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the fuel gas code of the Town, by reference thereto, the International Fuel Gas Code, 2015 edition, including Chapters 1-8 and all four Appendices, as published by the International Code Council Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 (“IFGC”), regulating and governing the fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees (as appropriate) therefor; and each and all of the regulations, provisions,

penalties, conditions and terms of said code on file in the office of the Town are hereby referred to, adopted and made as part hereof, as if fully set out herein.

### **Sec. 18-7-30 Amendments.**

The code adoption herein is hereby modified by the following amendments:

- (1) Section 101.1 (Title). These regulations shall be known as the Fuel Gas Code of The Town of Crested Butte, hereinafter referred to as “this code.”
- (2) Section 106.6.3. (Fee refunds). Eliminate Section.
- (3) Section 304. (Combustion, Ventilation and Dilution Air). Shall be amended as follows: add to 304.1 “All installed fuel gas-burning appliances shall be high efficiency direct-vent appliances with sealed combustion, installed in accordance with their listing, and in compliance with the manufacturer’s installation instructions. All such appliances shall be installed in compliance with Chapter 18, Article 9 of the Crested Butte Municipal Code.” And delete Sections 304.2, 304.3 and 304.5 through 304.8.

**Section 9. Amending Chapter 18, Article 9- Energy Standards.** The following Sections in Chapter 18, Article 9 are deleted, replaced and amended as follows:

### **Sec. 18-9-40 International Energy Conservation Code.**

#### (a) Adoption.

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the energy code of the Town, by reference thereto, the International Energy Conservation code, 2015 edition, without appendices, as published by the International Code Council Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 (“IFGC”), regulating and governing the minimum energy conversation requirements as herein provided; providing for the issuance of permits and collection of fees (as appropriate) therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said code on file in the office of the Town are hereby referred to, adopted and made as part hereof, as if fully set out herein.

#### (b) Amendments.

- (1) IECC Section R405 (Simulated performance alternative (Performance)). Add the requirement: The utilization of this section must be specifically approved by the Building Official prior to submittal of design documents.
- (2) IECC Section R406 (Energy Rating Index Compliance Alternative). Add the requirement: The utilization of this section must be specifically approved by the Building Official prior to the submittal of design documents.

- (3) IECC Chapter 5 (CE) and Chapter 5 (RE) (Existing Buildings). Delete both chapters commercial and residential provisions and replacing it with the following:  
“All construction shall comply with the requirements of the 2015 International Existing Building Code (IEBC).”
- (4) For the purposes of this Article, Sections C402, C403, C404, C405, C408, R401, R402, R403, R404 of the IECC shall be amended to include the following:  
“Each component of the building envelope shall be at a minimum meet or exceed the values in Table C402.1.3 Opaque Thermal Envelope Insulation Component Minimum Requirements R Value Method, Table R402.1.2 Insulation and Fenestration Requirements by Component, and Table R402.4.1.1 Air Barrier and Insulation Installation.”

**Sec. 18-9-50. Minimum Efficiency Standards for New Construction; Commercial Structures Greater Than 20,000 Square Feet.**

All new commercial, schools, industrial, residential or mixed use buildings in excess of twenty thousand (20,000) square feet must be Leadership in Energy and Environmental Design (LEED) certified, except that residential buildings in excess of twenty thousand (20,000) square feet may be Enterprise Green certified in lieu of LEEDs certified. The cost and expense of achieving a certified rating shall be borne by the applicant for the building permit for the structure. Alternate certification method must be approved by the Building Official.

**Sec. 18-9-60(d). Solid Fuel –Burning Device Permit.**

All solid fuel-burning devices must incorporate exterior combustion air ventilation that complies with Section 701.1 of the International Mechanical Code (IMC), as defined in Article 3 of this Chapter. Ducting for solid fuel-burning devices must be fitted with backdraft dampers.

**Sec. 18-9-70. Minimum efficiency standards for renovation of existing historic buildings.**

Buildings or portions thereof undergoing renovations that are heated must comply with Sections 18-9-40 above. The Building Official may waive any or all of the requirements of Section 18-9-40 at his or her discretion per IECC 101.2.2.3 and with IECC Section C501.6 Historic buildings- Commercial Provision and Section R501.6 Historic buildings- Residential Provision.

**Sec. 18-9-80(b). Building Science Requirements.**

Installation of energy-efficient lighting fixtures. At least seventy-five percent (75%) of all permanently installed light sources in a new structure shall be compact fluorescent (CF) or LED high-efficiency lamps. This requirement complies with IECC Section R404.1 Lighting equipment.

**Sec. 18-9-100 Renewable Energy Mitigation System.**

All outdoor snowmelt systems must meet IECC Section C403.2.13 Heating outside of the building, and R403.9 Snow Melt and Ice system controls, and must comply with the following energy mitigation program (REMP) requirements. All outdoor pools, hot tubs and spas with top surface area in excess of sixty-four (64) square feet as measured by manufacturer, must also comply with the REMF requirements: Items 1-4 to remain as written.

**Section 10. Amending Chapter 18, Article 12- Construction Site Regulations.** The following Sections in Chapter 18, Article 12 are deleted, replaced and amended as follows:

Sec. 18-12-10 through Sec. 18-12-30 to remain as written.

**Sec. 18-12-40. Construction Site Safety.**

Every excavation on site shall have safety fencing erected as a public safeguard. Adjoining public or private property shall be protected from damage during construction, remodeling, and demolition work. Protection shall be provided for footings, foundations, party wall, chimney, skylight and roof work. Provisions shall also be made to control water runoff and erosion during construction and demolition activities.

**Rename Existing Sec. 18-12-40 Violation, liability and penalty to Sec. 18-12-50 Violation, liability and penalty.**

**Section 11. Amending Chapter 18, Article 13- Building Inspector and Building Permits.**

The following Sections in Chapter 18, Article 13 are deleted, replaced and amended as follows:

**Sec. 18-13-40 (b) 2. Building Permit.**

The performance deposit will be released upon the issuance of a certificate of occupancy for the structure for which the building permit is sought, if the Building Department determines that all improvements have been completed in accordance with the approved plans, including landscaping and parking requirements. The performance deposit can be released within a two (2) year period only after issuance of certificate of occupancy date.

**Sec. 18-13-60 Construction time.**

Unless additional time, which shall be no more than six (6) months, is granted for good cause by the Building Inspector, all exterior construction must be totally completed within one (1) year of the commencement of construction under a building permit. If not so completed, the building permit shall be null and void and the owner shall be liable for payment of a fine as set forth in Section 16-24-20 of this Code.

**Section 12. Amending Chapter 18, Article 14- Carbon Monoxide Detector Alarm**

**Regulations.** The following Sections in Chapter 18, Article 14 are deleted, replaced and amended as follows:

**Add Sec. 18-14-10 Carbon Monoxide Detection.**

a) Adoption.

International Fire Code Section 915 Carbon monoxide detection.

b) Amendments.

- (1) Section 915.1.4, delete Exception 1, and Section 915.1.5, delete Exception 3.  
Section 915.2.1, replace the wording “immediate vicinity of bedroom” with  
“within 15 feet of bedroom, or room lawfully used at any time for sleeping.”  
Section 915.2.2, replace the wording “immediate vicinity” with “within 15 feet.”

**Rename Sec. 18-14-10 Definitions to Sec. 18-14-20 Definitions.**

For purposes of this article only, the following terms shall have the following meanings ascribed thereto:

Subsequent definitions are retained as stated.

**Rename Sec. 18-14-20 Installation guidelines to Sec. 18-14-30 Installation guidelines.**

- (a) All existing dwelling units and existing other applicable uses or those undergoing new construction, additions, remodels and renovations where: (1) A fuel-burning device is or will be installed therein or adjacent thereto, shall contain a carbon monoxide detector/alarm. (2) A carbon monoxide detector is not required in an enclosed parking area.

Subsequent guidelines are retained as stated.

**Rename Sec. 18-14-30 Exception to installation requirements. To Sec. 18-14-40 Exception to installation requirements.**

**Rename Sec. 18-14-40 Time for compliance. To Sec. 18-14-50 Time for compliance.**

**Rename Sec. 18-14-50 Testing, inspection and maintenance of carbon monoxide detectors/alarms. To Sec. 18-14-60 Testing, inspection and maintenance of carbon monoxide detectors/alarms.**

**Rename Sec. 18-14-60 Limitation of liability. To Sec. 18-14-70 Limitation of liability.**

**Section 13. Amending Chapter 18, Add Article 17- Property Maintenance.** The following Sections in Chapter 18, Article 17 are added:

**Sec. 18-17-10 Adoption.**

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the Property Maintenance code of the Town, by reference thereto, the International Property Maintenance Code, 2015 edition, including Chapters 1-8, as published by the International Code Council Inc. 4051 West Flossmoor Road, Country Club Hills, Illinois 60478 (“IPMC”), regulating and governing the conditions and maintenance of all property, buildings and structures; by providing safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy within the Town of Crested Butte, is hereby adopted herein.

**Sec.18-18-20 Amendments.**

(1) Section 101.1 (Title). These regulations shall be known as the International Property Maintenance Code of the Town of Crested Butte, herein referred to as “this code.”

(2) Section 103.5 (Fees). Delete this section.

(3) Section 110 (Demolition). Delete entire section.

(4) Section 112.4 (Stop Work Order Failure to comply). Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a maximum fine of one thousand dollars (\$1,000) per offense.

(5) Section 302.4 (Weeds). Premises and exterior property shall be maintained free from weeds as defined herein, and Article 3 of the Town Code. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

(6) Section 304.14 (Insect screens). Delete entire section.

(7) Section 602.3 (Heat supply). Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units, on terms either expressed or implied, to furnish heat to the occupants thereof shall supply heat year round to maintain a minimum temperature of 68 degrees in all habitable rooms, bathrooms and toilet rooms.

(8) Section 602.4, (Occupiable work spaces). Indoor occupiable work spaces shall be supplied with heat year round to maintain a minimum temperature of 65 degrees during the period the spaces are occupied.

**Section 14. Severability.** If any section, sentence, clause, phrase, word or other provision of this ordinance is for any reason held to be unconstitutional or otherwise invalid, such holding shall not affect the validity of the remaining sections, sentences, clauses, phrases, words or other

provisions of this ordinance, or the validity of this ordinance as an entirety, it being the legislative intent that this ordinance shall stand notwithstanding the invalidity of any section, sentence, clause, phrase, word or other provision.

**Section 15. Savings Clause.** Except as amended hereby, the Crested Butte Municipal Code, as amended, shall remain valid and in full force and effect. Any provision of any ordinance previously adopted by the Town which is in conflict with this ordinance is hereby repealed as the effective date hereof.

INTRODUCED, READ AND SET FOR PUBLIC HEARING THIS 5<sup>th</sup> DAY OF DECEMBER, 2016.

ADOPTED BY THE TOWN COUNCIL UPON SECOND READING AND PUBLIC HEARING THIS 19<sup>th</sup> DAY OF DECEMBER, 2016.

TOWN OF CRESTED BUTTE

By: Glenn Michel

Glenn Michel, Town Mayor

ATTEST:

BY: Lynelle Stanford

Lynelle Stanford, Town Clerk

