

**ORDINANCE NO. 23-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO ADOPTING BY REFERENCE THE *INTERNATIONAL BUILDING CODE*, 2021 EDITION, THE *INTERNATIONAL RESIDENTIAL CODE*, 2021 EDITION, CHAPTER 11 OF THE *INTERNATIONAL RESIDENTIAL CODE*, 2018 EDITION, THE *NATIONAL ELECTRIC CODE*, 2020 EDITION, THE *INTERNATIONAL MECHANICAL CODE*, 2021 EDITION, THE *INTERNATIONAL PLUMBING CODE*, 2021 EDITION, THE *INTERNATIONAL FIRE CODE*, 2021 EDITION, THE *INTERNATIONAL FUEL GAS CODE*, 2021 EDITION, THE *INTERNATIONAL ENERGY CONSERVATION CODE*, 2018 EDITION, THE *INTERNATIONAL SWIMMING POOL AND SPA CODE*, 2021 EDITION, AND THE *INTERNATIONAL EXISTING BUILDING CODE*, 2021 EDITION, EACH AS PROMULGATED BY THE INTERNATIONAL CODE COUNCIL; AND PROVIDING PENALTIES FOR VIOLATIONS THEREOF**

**WHEREAS**, the City of Castle Pines (the “City”) is a home rule municipality; and

**WHEREAS**, pursuant to C.R.S. § 31-16-202 and Section 6.7 of the City of Castle Pines Home Rule Charter (the “Charter”), the City may adopt any standard code by reference; and

**WHEREAS**, in furtherance of the public health, safety and welfare of the inhabitants of the City, the City Council desires to update its ordinances to include the 2021 editions of the *International Building Code*, the *International Residential Code*, the *International Mechanical Code*, the *International Plumbing Code*, the *International Fire Code*, the *International Fuel Gas Code*, the *International Swimming Pool and Spa Code*, and The *International Existing Building Code*; the 2020 edition of the *National Electric Code*, the 2018 edition of the *International Energy Conservation Code*, and Chapter 11 of the 2018 edition of the *International Residential Code*; (collectively referred to as the “International Codes”), addressing issues of building safety and fire protection; and

**WHEREAS**, Section 31-16-202, C.R.S., as amended, and Section 6.7 of the Charter permits the contemplated adoption by reference of the International Codes upon notice and hearing as provided in Section 31-16-203, C.R.S.; and

**WHEREAS**, the City Council held a public hearing, with proper notice provided, to consider adoption of such International Codes as required by law; and

**WHEREAS**, one (1) copy of each of said International Codes are available at the City Offices located at 360 Village Square Lane, Suite B, Castle Pines, Colorado 80108, for review and inspection by the public; and

**WHEREAS**, the City Council has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the International Codes as amended herein, will further the health, safety and welfare of the inhabitants of the City.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO:**

**Section 1.** Article 1 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 1 to adopt by reference the 2021 edition of the International Building Code to read as follows:

**ARTICLE I  
International Building Code**

**Sec. 18-1-10. International Building Code Adopted.**

- (a) The *International Building Code, 2021 Edition*, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 35 inclusive, exclusive of any Appendices (“IBC”), is hereby adopted by reference as the City of Castle Pines Building Code as if fully set out in this ordinance, subject to the amendments contained herein.
- (b) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IBC, as adopted and as amended.
- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the City Clerk and available for inspection during regular business hours.

**Sec. 18-1-20. Purpose of the International Building Code.**

- (a) The purpose of the IBC is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all commercial and multi-family buildings and structures within the City and certain equipment specifically regulated in the IBC.

**Sec. 18-1-30. Valuation of Work.**

- (a) The determination of value or valuation shall be established by the Building Official utilizing the most recent building valuation data printed in the Building Safety Journal, published by the International Code Council. When an applicant provides an estimated project valuation, the valuation shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

**Sec. 18-1-40. Amendments.**

The International Building Code, 2021 Edition (“IBC”), shall be amended as follows:

- (a) IBC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IBC Section 101.4.3, Plumbing, is hereby amended by the deletion of the last sentence.
- (c) IBC Section 101.4.4, Property Maintenance, is hereby deleted in its entirety.
- (d) IBC Section 102.6, Existing Structures, is hereby amended by the deletion of the phrase “International Property Maintenance Code.”
- (e) IBC Section 102.6.2, Buildings Previously Occupied, is hereby amended by the deletion of the phrase “or International Property Maintenance Code.”
- (f) IBC Section 103.1, Creation of Enforcement Agency, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (g) IBC Section 105.1, Required, is hereby amended by replacing the phrase “the building official” with “the City.”
- (h) IBC Section 108.3, Temporary Power, is hereby amended to read as follows:

**108.3. Temporary Power.**

The building official is authorized to give permission to temporarily supply and use power in part of an electrical installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate of completion shall comply with the requirements specified for temporary lighting, heat, and power in the National Electric code.

- (i) IBC Section 109.4, Work Commencing Before Permit Issuance, is hereby amended to read as follows:

**109.4. Work Commencing Before Permit Issuance**

Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the City that shall be in addition to the required permit fees, the fee shall be equal to 100% of the original building fee in addition to the required permit fees.

- (j) IBC Section 109.6, Refunds, is hereby repealed in its entirety and reenacted to read as follows:

**109.6. Refunds.**

The City may authorize the refund of any fee paid hereunder which was erroneously paid or collected. The City may authorize the refund of not

more than 75 percent (75%) of the permit fee paid when no work has been done under a permit issued in accordance with this Code. The City may authorize refunding of not more than 75 percent (75%) 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 is commenced. The City shall not authorize the refund of any fee paid except by written application filed by the original permittee not later than 180 days after the date of fee payment.

- (k) IBC Section 113, Means of Appeals, and all subsections thereunder are hereby deleted in their entirety.
- (l) IBC Section 114.4, Violation Penalties, is hereby deleted in its entirety.
- (m) IBC Section 202, Definitions, is hereby amended with the addition of a definition for the term "sleeping room" to appear in alphabetical order to read as follows:

**202. Definitions.**

**SLEEPING ROOM.** Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (n) IBC Section 1015.2, Where Required, is hereby amended by the addition of a new paragraph to be inserted after the first paragraph and before the Exceptions to read as follows:

**1015.2. Where Required.**

\* \* \*

All area wells, stair wells, window wells and light wells attached to any building are located less than 36 inches (914.4mm) from the nearest intended walking surface and deeper than 30 inches (762mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or shall be provided with an equivalent barrier.

**Exceptions:**

\* \* \*

- (o) IBC Section 1612.3, Establishment of Flood Hazard Areas, is hereby amended by the insertion of "City of Castle Pines" and "September 30, 2005," where indicated.

**Section 2.** Article 2 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 2 to adopt by reference the 2021 edition of the International Residential Code to read as follows:

**ARTICLE II**  
**International Residential Code**

**Sec. 18-2-10. International Residential Code Adopted.**

- (a) The International Residential Code, 2021 Edition, 1st printing, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 10 and Chapters 12 through 44 inclusive and Appendices AA, AC, AH and AN and the International Residential Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapter 11 (collectively the “IRC”) is hereby adopted by reference as the City of Castle Pines Residential Building Code as if fully set out in the Code, with the additions, deletions, insertions, and changes as set forth in this Article.
- (b) No residential building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials of workmanship, conform with the IRC, as adopted, and as amended.
- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the Town Clerk and available for inspection during regular business hours.

**Sec. 18-2-20. Purpose of the International Residential Code.**

- (a) The purpose of the IRC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all one and two-family dwellings and multiple single-family dwellings (town houses) not more than three (3) stories in height with a separate means of egress within the City of Castle Pines and certain equipment specifically regulated in the IRC.

**Sec. 18-2-30. Valuation of Work.**

- (a) The determination of value or valuation shall be established by the Building Official utilizing the most recent building valuation data printed in the Building Safety Journal, published by the International Code Council. When an applicant provides an estimated project valuation, the valuation shall include the total value of work, including materials and labor, for

which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

**Sec. 18-2-40. Amendments.**

The International Residential Code, 2021 Edition (“IRC”), shall be amended as follows:

- (a) IRC Section R101.1, Title, shall be hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IRC Section R102.7, Existing Structures, is hereby amended by the deletion of the phrase “International Property Maintenance Code.”
- (c) IRC Section R105.1, Required, is hereby amended by replacing the phrase “building official” with the “the City.”
- (d) IRC Section R108.5, Refunds, is hereby amended to read as follows:

**R108.5. Refunds.**

The City may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The City may authorize refunding of not more than 75 percent (75%) of the permit fee paid when no work has been done under a permit issued in accordance with the Code. The City may authorize refunding of not more than 75 percent (75%) 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 reviewing is done. The City 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 fee payment

- (e) IRC Section R108.6, Work Commencing Before Permit Issuance, is hereby amended to read as follows:

**R108.6. Work Commencing Before Permit Issuance.**

Any person who commences any work on a building structure, electric, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the City of Castle Pines. The fee shall be equal to 100% of the original building fee in addition to the required permit fees.

- (f) IRC Section R112, Board of Appeals, and all subsections thereunder are hereby deleted in their entirety.
- (g) IRC Section R202, Definitions, is hereby amended with the addition of a definition for the term “sleeping room” to appear in alphabetical order to read as follows:

**R202. Definitions.**

**SLEEPING ROOM.** Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (h) Table R301.2 “Climatic and Geographic Design Criteria” in IRC Section 301.2, Climatic and Geographic Design Criteria is hereby amended with an additional row to appear at the bottom of the table to read as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (V)	Topographic effects		Weathering	Frost Line Depth	Termite					
37 psf	105	No	B	Severe	36 in.	Slight to Moderate	1	Not Required	September 30, 2005	1000	45°F

- (i) IRC Section R3104.2, Ladder and Steps, is amended to add the following exception:

**R3104.2. Ladder and Steps.**

**Exception:** Only one window well ladder shall be required in an unfinished basement.

- (j) IRC Section R312, Guards and Window Fall Protection, is hereby amended with the addition of a new Subsection 312.3 entitled, “Guards Required” to read as follows:

**R312.3. Guards Required.**

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914) from the nearest intended walking surface and deeper than 30 inches (762mm) below the surrounding ground level, creating an opening greater than 24 inches (610mm) measured perpendicular from the building, shall be protected with guardrails conforming to this Section around the entire opening, or shall be provided with an equivalent barrier.

**Exceptions:**

1. The access side of stairways need not be protected. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310 of this Code.
  2. Covers and grates may be used over stairways and other openings used exclusively for the service access or for admitting light or ventilation.
- (k) IRC Section R313.2, One- and Two- Family Dwellings Automatic Sprinkler Systems, and all subsections hereunder are hereby deleted in their entirety.
- (l) IRC Section R401.2, Requirements, is amended with the addition of a new paragraph to be inserted below the first paragraph to read as follows:

**R401.2. Requirements.**

\* \* \*

Where soils reports show the need for it, foundations shall be designed, and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

- (m) IRC Section R405.1, Concrete or Masonry Foundations, is hereby amended with the addition of the following sentence to be placed after the first sentence in the first paragraph to read as follows:

**R405.1. Concrete or Masonry Foundations.**

\* \* \*

All foundations drains shall be designed and inspected by a State of Colorado registered design professional.

\* \* \*

- (n) IRC Section G2407.6.1, Outdoor Combustion Air, is hereby amended with the addition of the following Exception to read as follows:

**G2407.6 (304.6) Outdoor Combustion Air.**



\* \* \*

**Exception:** Where combustion air ducts serve equipment which is located within and serves an individual dwelling unit and communicates directly with the outdoors, 6-inch (152.4mm) round combustion air ducts ducted to within 12 inches (305 mm) of the perimeter of the major appliance shall be sufficient to serve a space where the total combined equipment input rating does not exceed 175,500, BTU. Where the total combined equipment input rating exceeds 175,000 BTU, the ducting shall be increased by adding an additional 1 square inch (645.2sq.mm) for each 5,000 BTU/hour or fraction thereof, input rating above 175,000 BTU.

- (o) IRC Section G2415.12, Minimum Burial Depth, is amended by the addition of the following sentence to read as follows:

**G2415.12 (404.12) Minimum Burial Depth.**

\* \* \*

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

- (p) IRC Section G2415.12.1, Individual Outdoor Appliances, is hereby deleted in its entirety.
- (q) IRC Section G217.4.1, Test Pressure, is hereby amended by replacing “3 psig” with “10 psig.”
- (r) IRC Section P2603.5.1, Sewer Depth, is amended by replacing “[NUMBER]” with “12 inches (305mm).”
- (s) Chapter 34, General Depth, is hereby deleted in its entirety and reenacted to read as follows:

**CHAPTER 34**

**General Requirements**

**E3401 Scope.** This Chapter governs all electrical components, equipment and systems used in buildings and structures regulated by this Code.

**E3401.2 Criteria.** All electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of NFPA 70 (National Electric Code, NEC), as adopted and amended by the City of Castle Pines.

**Section 3.** Article 3 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 3 to adopt by reference the 2020 edition of the National Electrical Code to read as follows:

**ARTICLE III  
National Electrical Code**

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

Pursuant to Title 31, Article 16, Part 2, C.R.S., there is adopted as the electrical code of the City, by reference thereto, the National Electrical Code, 2020 edition, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269, and the rules and regulations thereunder, as adopted, amended and updated to the most current edition by the Colorado State Electrical Board from time to time ("NEC") pursuant to the authority set forth in Article 23 of Title 12, C.R.S., is hereby adopted by reference as the City Electrical Code as if fully set out in this Chapter with the additions, deletions, insertions and changes as set forth herein. The purpose of the NEC is to provide minimum standards for the safe installation of electrical wiring and equipment.

**Sec. 18-3-20. Copy on File.**

At least (1) true copy of NEC, as adopted hereby, is on file in the office of the City Clerk and may be inspected by any person during normal business hours.

**Sec. 18-3-30. Compliance Required.**

No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction quality of materials and workmanship, conform with the NEC, as adopted, and as amended.

**Sec. 18-3-40. Amendments.**

The National Electrical Code, 2020 Edition ("NEC"), shall be amended to read as follows:

- (a) The NEC is amended to the extent necessary to apply within the corporate limits of the City.
- (b) Whenever the governing body of the jurisdiction is referenced therein, it shall refer to the City Council.
- (c) The NEC is adopted except for any provisions beyond the jurisdictional authority of the City.

**Section 4.** Article 4 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 4 to adopt by reference the 2021 edition of the International Mechanical Code to read as follows:

**ARTICLE IV**  
**International Mechanical Code**

**Sec. 18-4-10. International Mechanical Code Adopted.**

- (a) The International Mechanical Code, 2021 Edition, 1<sup>st</sup> printing, as published by the International Code Council, 4051 Flossmoor Road, country Club Hills, IL 60478, Chapters 1 through 15 inclusive, (“IMC”) is hereby adopted by reference as the City of Castle Pines Mechanical Code as fully set out in this Code with the additions, deletions, insertions, and changes as set forth in this Article.
- (b) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IMC, as adopted, and as amended.
- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the Town Clerk and available for inspection during regular business hours.

**Sec. 18-4-20. Purpose of International Mechanical Code.**

The purpose of the IMC is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of mechanical systems and structures within the City of Castle Pines and certain equipment specifically regulated in the IMC.

**Sec. 18-4-30. Amendments.**

The International Mechanical Code, 2021 Edition (“IMC”), shall be amended as follows:

- (a) IMC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IMC Section 106.1, Where Required, is hereby amended by the addition of a new Exception to read as follows:

**IMC Sec. 106.1 Where Required.**

\* \* \*

**Exception:** Separate mechanical permits shall not be required where mechanical work is included within a general permit for a building or structure.

- (c) IMC Section 109.6, Refunds, is hereby amended by replacing the phrase “the Code Official” with “the City.”
- (d) IMC Section 114, Board of Appeals, and all subsections thereunder are hereby deleted in their entirety.
- (e) IMC Section 115.4, Violation Penalties, is hereby deleted in its entirety.

**Section 5.** Article 5 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 5 to adopt by reference the 2021 edition of the International Plumbing Code to read as follows:

## **ARTICLE V**

### **International Plumbing Code**

#### **Sec. 18-5-10. International Plumbing Code Adopted.**

- (a) The International Plumbing Code, 2021 Edition, 1<sup>st</sup> printing, as published by the International Code Council, 4051 Flossmoor Road, country Club Hills, IL 60478, Chapters 1 through 13 inclusive, (“IPC”) is hereby adopted by reference as the City of Castle Pines Plumbing Code as if fully set out in this Code with the additions, deletions, insertions, and changes as set forth in this Article.
- (b) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IPC, as adopted, and as amended.
- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the Town Clerk and available for inspection during regular business hours.

#### **Sec. 18-5-20. Purpose of the International Plumbing Code.**

The purpose of the IPC is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, alterations, repairs, relocation, replacement, quality of materials, used and occupancy, location and maintenance of plumbing systems and structures within the City of Castle Pines and certain equipment specifically regulated in the IPC.

#### **Sec. 18-5-30. Amendments.**

The International Plumbing Code, 2021 Edition (“IPC”), shall be amended as follows:

- (a) IPC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IPC Section 106.1, Where Required, is hereby amended by the addition of a new Exception to read as follows:

**IPC Sec. 106.1 Where Required.**

\* \* \*

Exception: Separate mechanical permits shall not be required where mechanical work is included within a general permit for a building or structure.

- (c) IPC Section 109.5, Refunds, is hereby amended by replacing the phrase is hereby amended by replacing the phrase “the Code Official” with “the City.”
- (d) IPC Section 114, Board of Appeals, and all subsections thereunder are hereby deleted in their entirety.
- (e) IPC Section 115.4, Violations Penalties, is hereby deleted in its entirety.
- (f) IPC Section 305.4.1, Sewer Depth, is hereby amended by replacing “[NUMBER]” with “12 inches (305mm).”
- (g) IPC Section 903.1.1, Roof Extension Unprotected, is hereby amended to read as follows:

**Sec. 903.1.1 Roof Extension.**

All open vent pipes that extend through a roof shall be terminated at least twelve (12) inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extension shall terminate not less than 7 feet above the roof.

**Section 6.** Article 6 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 6 to adopt by reference the 2021 edition of the International Fire Code to read as follows:

**ARTICLE VI**

**International Fire Code**

**Sec. 18-6-10. International Fire Code.**

The International Fire Code, 2021 Edition, 1st printing, as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 67 inclusive, and Appendices B, C, D and I only

("IFC"), is hereby adopted by references as the City of Castle Pines Fire Code as if fully set out in this Code with the additions, deletions, insertions and changes as set forth in this Article.

**Sec. 18-6-20. Purpose of International Fire Code.**

The purpose of the IFC is to provide minimum standards to safeguard life or limb, health, property, and public welfare from the hazards of fire explosion, and dangerous conditions arising from the storage, handling and use of hazardous materials and devices, and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

**Sec. 18-6-30. Amendments.**

The International Fire Code, 2021 Edition ("IFC"), shall be amended as follows:

- (a) IFC Section 101.1, Title, is hereby amended by the insertion of the term "City of Castle Pines" where indicated.
- (b) IFC Section 103.1, Creation of Agency, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 103.1. Creation of Agency.**

The South Metro Fire Rescue Fire Protection District is hereby created as the Fire Marshal's Office within the jurisdiction of the City of Castle Pines and the official in charge thereof shall be known as the fire code official. The function of the Fire Marshal's Office shall be the implementation, administration and enforcement of the provisions of this code.

- (c) IFC Section 103.2, Appointment, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 103.2. Appointment.**

The Fire Marshal of the South Metro Fire Rescue Fire Protection District, or designee, is hereby appointed as the fire code official.

- (d) IFC Section 105.5.38, Outdoor Assembly Event, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 105.5.38. Outdoor Assembly Event.**

An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 500 persons.

- (e) IFC Section 105.5.49, Temporary Membrane Structures and Tents, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 105.5.49. Temporary Membrane Structures and Tents.**

An operational permit is required to operate a membrane structure, air- inflated membrane structure, air-supported membrane structure, a temporary special event structure, or a tent having an area in excess of 400 square feet (37 m2).

**Exceptions:**

1. Tents used exclusively for recreational camping purposes.
  2. Tents open on all sides, which comply with all of the following:
    - 2.1 Individual tents having a maximum size of 700 square feet (65m2).
    - 2.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65m2) total.
    - 2.3 A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be provided.
- (f) IFC Section 105.6, Required Construction Permits, is hereby amended to read as follows:

**Sec. 105.6. Required Construction Permits.**

The fire code official is authorized to issue construction permits for work as set forth in Section 105.6.1 through 105.6.25.

- (g) IFC Section 105.6.24, Temporary Membrane Structures and Tents, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 105.6.24. Temporary Membrane Structures and Tents.**

A construction permit is required to erect a membrane structure, air- inflated membrane structure, air-supported membrane structure, a temporary special event structure, or a tent having an area in excess of 400 square feet (37 m2).

**Exceptions:**

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains; or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides, which comply with all of the following:

- 3.1 Individual tents shall have a maximum size of 700 square feet 700 square feet (65m2).
  - 3.2 The aggregate area of multiple tents placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet 700 square feet (65m2) total.
  - 3.3 A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.
- (h) IFC Section 105.6, Required Construction Permits, is hereby amended with the addition of a new subsection 105.6.25 entitled “Buildings and Facilities” to read as follows:

**Sec. 105.6.25. Building and Facilities.**

Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change occupancy of a building, or structure, or facility, or to cause any such work to be performed, shall first make application to the fire code official and obtain the required permit.

- (i) IFC Section 107.3, Permit Valuation, is hereby deleted in its entirety.
- (j) IFC Section 111, Means of Appeal, and all subsections thereunder, are hereby repealed in their entirety and reenacted to read as follows:

**SECTION 111**

**MEANS OF APPEAL**

**Sec. 111.1 Regional Fire Code Board of Appeals Established.**

In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this Code, there shall be created a Regional Fire Code Board of Appeals by the entry of various fire districts into an intergovernmental agreement (“IGA”). Said Regional Fire Code Board of Appeals shall be appointed through the operation of IGA. The fire code official shall be an ex officio member of said Board but shall have no vote on any matter before the Board. The Board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the fire code official.

- (k) IFC Section 112.4, Violations Penalties, and all subsections thereunder are hereby deleted in their entirety.
- (l) IFC Section 113.4, Failure to Comply, is hereby repealed in its entirety and reenacted to read as follows:



**Sec. 113.4. Failure to Comply.**

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as specified in Article 4 of Chapter 1 of the Castle Pines Municipal Code.

- (m) IFC Section 503.1, Where Required, is hereby amended to read as follows:

**Sec. 503.1. Where Required.**

Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1 through 503.1.3 and the City of Castle Pines Roadway Design and Construction Standards (“the Standards”). Should any provision of the fire code conflict with the Standards, the fire code official and the City of Castle Pines Public Works Director shall make the final determination as to whether Sections 503.1.1 through 503.1.3 of the fire code shall apply.

- (n) IFC Section 503.1.1, Buildings and Facilities, is hereby amended to read as follows:

**Sec. 503.1.1. Buildings and Facilities.**

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

**Exceptions:**

1. The fire code official is authorized to increase the dimension of 150 feet (45 720mm) where any of the following conditions occur:
  - 1.1 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 (NFPA 13), the dimension shall be unlimited, as approved, provided access roads are extended to within 150 feet (45 720mm) of at least one, approved side of the building or structure. Fire hydrant requirements of Section 507 may necessitate additional roads to serve hydrants near large buildings.

- 1.2 The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.2 (NFPA 13R) or 903.3.1.3 (NFPA 13D), the dimension shall be increased to 200 feet (60 960mm).
  - 1.3 The fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
  - 1.4 There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

(o) IFC Section 503.2, Specifications, is hereby amended to read as follows:

**Sec. 503.2. Specifications.**

Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.21 through 503.2.8 Appendix D, and the City of Castle Pines Roadway Design and Construction Standards (“the standards”). Should any provisions of the fire code conflict with the Standards, the fire code official and the City of Castle Pines Public Works Director shall make the final determination as to whether Sections 503.2.1 through 503.2.8 and Appendix D of the fire code shall apply.

(p) IFC Section 503.2.3, Surface, is hereby amended to read as follows:

**Sec. 503.2.3. Surface.**

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing up to 80,000 pounds and shall be surfaced so as to provide all-weather driving capabilities with an approved driving surface material.

(q) IFC Section 503.2.7, Grade, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 503.2.7. Grade.**

The grade of the fire apparatus access road shall be a maximum of 6% or as otherwise determined by the fire code official based on fire district apparatus specifications.

- (r) IFC Section 503.3, Marking, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. 503.3. Marking.**

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which the fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Marking of the fire apparatus access roads shall be in accordance with the fire code official’s specifications and D103.6.

- (s) IFC Section 503.4, Obstruction of Fire Apparatus Access Roads, is amended to read as follows:

**Sec. 503.4. Obstruction of Fire Apparatus Access Roads.**

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances in Sections 503.2.1, 503.2.2, and Appendix D shall be maintained at all times.

- (t) IFC Section 503.6, Security Gates, is hereby amended to read as follows:

**Sec. 503.6. Security Gates.**

The installation of security gates across a fire apparatus access road shall be approved by the fire code official and shall be in accordance with Section D103.5.

- (u) IFC Section 503.4.1, Traffic Calming Devices, is hereby amended to read as follows:

**Sec. 503.4.1. Traffic Calming Devices.**

Fire code official approval is required before a traffic-calming device can be constructed.

- (v) IFC Section 507.3, Fire Flow, is hereby amended to read as follows:

**Sec. 507.3. Fire Flow.**

Fire flow requirements for buildings or portions of buildings and facilities shall be determined in accordance with Appendix B or an approved method.

- (w) IFC Section 507.5, Fire Hydrant Systems, is hereby amended to read as follows:

**Sec. 507.5. Fire Hydrant Systems.**

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.

- (x) IFC Section 510.1, Emergency Responder Radio Coverage, is hereby amended to read as follows:

**Sec. 510.1. Emergency Responder Radio Coverage.**

Approved in-building, two-way emergency responder communication coverage for emergency responders shall be provided within all new buildings. In-building, two-way emergency responder communication coverage within the building shall be based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

**Exceptions:**

1. Where approved by the fire code official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained instead of an approved radio coverage system.
  2. Where it is determined by the fire code official that radio coverage system is not needed.
  3. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage.
- (y) IFC Section 903.3, Installation Requirements, is hereby amended to read as follows:

**Sec. 903.3. Installation Requirements.**

Automatic sprinkler systems shall be designed and installed in accordance with Section 903.3.1 through 903.3.9.

- (z) IFC Section 903, Automatic Sprinkler Systems, is hereby amended with the addition of a new subsection 903.3.9 entitled "Spare Sprinklers" to read as follows:

**Sec. 903.3.9 Spare Sprinklers.**

Spare sprinklers shall be provided per NFPA 13, NFPA 13R, NFPA 13D and in accordance with the fire code official's supplemental documents outlining specific provisions for multiple buildings under the same ownership.

- (aa) IFC Section 905.4, Location of Class I Standpipe Hose Connections, is hereby amended to read as follows:

**Sec. 905.4. Location of Class I Standpipe Hose Connections.**

Class I standpipe hose connections shall be provided in the following locations:

- 1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official.

\* \* \*

- (bb) IFC Section 1103.7.6, Group R-2, is hereby amended to read as follows:

**Sec. 1103.7.6. Group R-2.**

A manual and automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

**Exceptions:**

\* \* \*

- 3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3, items 3.2 to 3.5

\* \* \*

- (cc) IFC Section 5601.1.3, Fireworks, is hereby amended to read as follows:

**Sec. 5601.1.3. Fireworks.**

The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

**Exceptions:**

- (a) Fireworks displays in accordance with Section 5608.
- (b) The possession, storage, handling, and use of permissible fireworks as defined by C.R.S. 24-33.5.2001(11)(a), as amended.
- (dd) IFC Section 5704.2.9.6.1, Locations Where Aboveground Tanks are Prohibited, and all subsections thereunder are hereby repealed and a new Section 5704.2.9.6.1 is hereby reenacted with a new title of “Locations of Above-Ground Tanks” to read as follows:

**Sec. 5704.2.9.6.1 Locations of Above-Ground Tanks.**

Above-ground tanks shall be located in accordance with this section.

- (ee) IFC Section 5706.2.4.4, Locations Where Above-Ground Tanks and Prohibited, is hereby deleted in its entirety.
- (ff) IFC Section 5806.2, Limitations, is hereby deleted in its entirety.
- (gg) IFC Section 6104.2, Maximum Capacity within Established Limits, is hereby deleted in its entirety.
- (hh) IFC Appendix B, Section B105.1, One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses, is hereby amended to read as follows:

**Sec. B105.1. One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses.**

The minimum fire-flow and flow duration requirements for one- and two-family dwellings, Group R-3 and R-4 buildings having a fire flow calculation area that does not exceed 3,600 square feet (344.5 m<sup>2</sup>) shall be 1,000 gallons per minute (3785 L/min) for 1 hour. Fire-flow and flow duration for one- and two-family dwellings, Group R-3 and R-4 buildings having a fire-flow calculation area in excess of 3,600 square feet (344.5 m<sup>2</sup>) shall not be less than that specified in Table B105.1.

**Exception:**

A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system.

[Table B105.1(1) – Required Fire Flow For One- and Two-Family Dwellings) Group R-3 and R-4 Buildings and Townhouses is hereby deleted in its entirety.]

[Table B105.1(2)—Reference Tables for Tables B105.1(1) and B105.2 is hereby retitled to read as follows: “Minimum Required Fire-Flow and Flow Duration for Buildings.]

- (ii) IFC Appendix B, Section B105.2, Buildings Other Than One- and Two-Family Dwellings, is hereby repealed in its entirety and reenacted to read as follows:

**Sec. B105.2. Buildings Other Than One- and Two-Family Dwellings.**

The minimum fire-flow and flow duration for buildings other than one- and two-family dwelling, Group R-3 and R-4 buildings shall be as specified in Table B105.1.

**Exception:**

A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.1. A reduction in required fire-flow of 25 percent, as approved, is allowed when the building is equipped with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.2. The resulting fire- flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration in Table B105.1.

- (jj) IFC Appendix B, Table 105.2 is hereby deleted in its entirety.
- (kk) IFC Appendix B, Section B105.3, Water Supply for Buildings Equipped with an Automatic Sprinkler System, is hereby deleted in its entirety.
- (ll) IFC Appendix D, Section D102.1, Access and Loading, is hereby amended to read as follows:

**Sec. D102.1. Access and Loading.**

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 80,000 pounds (34 050 kg).

- (mm) IFC Appendix D, Section D103.1, Access Road Width with a Hydrant, including Figure D103.1, are hereby deleted in their entirety.
- (nn) IFC Appendix D, Section D103.2, Grade, is hereby amended to read as follows:

**Sec. D103.2. Grade.**

The grade of the fire apparatus access road shall be a maximum of 6% or as otherwise determined by the fire code official based on fire district apparatus specifications.

- (oo) IFC Appendix D, Section D103.4, Dead Ends, is hereby amended to read as follows:

**Sec. D103.4. Dead Ends.**

Dead-end fire apparatus access roads in excess of 150 feet (45 720mm) shall be provided with width and turnaround provisions in accordance with Table D103.4 and the City of Castle Pines Roadway Design and Construction Standards (“the Standards”).

- (pp) IFC Appendix D, Section D103.6, Signs, is hereby amended with a new title, “Signs and Widths” to read as follows:

**Sec. D103.6. Signs.**

Where required by the fire code official, fire apparatus access road shall be marked with permanent “NO PARKING – FIRE LANE” signs in accordance with the width specified within the fire code official’s specifications.

- (qq) IFC Appendix D, Section D104.1, Buildings Exceeding Three Stories or 30 Feet In Height, is hereby amended to read as follows:

**Sec. D104.1. Buildings Exceeding Three Stories or 30 Feet in Height.**

Buildings or facilities where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

- (rr) IFC Appendix D, Section D105.1, Where Required, is hereby amended to read as follows:

**Sec. D105.1 Where Required.**

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.



**Exception:**

Where approved by the fire code official, buildings of Type IA, Type IB construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, meets the definition of a high-rise building as defined by the International Building Code, and having firefighter access through an enclosed stairway with a Class I standpipe system from the lowest level of fire department vehicle access to all roof surfaces.

- (ss) IFC Appendix D, Section D105.3, Proximity to Building, is hereby amended to read as follows:

**Sec. D105.3 Proximity to Building.**

At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572mm) and a maximum of 30 feet (9144mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

**Exception:**

This proximity of an aerial fire apparatus access road may be altered by the fire code official based on the specifications and capabilities of the fire protection district's apparatus.

**Section 7.** Article 7 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 7 to adopt by reference the 2021 edition of the International Fuel Gas Code to read as follows:

**ARTICLE VII**

**International Fuel Gas Code**

**Sec. 18-7-10.- International Fuel Gas Code Adopted.**

- (a) The International Fuel Gas Code 2021 Edition, 1st printing, as published by the International Code Council, 4051 Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, ("IFGC") is hereby adopted by reference as the City of Castle Pines Fuel Gas Code as if fully set out in this Code with the additions, deletions insertions and changes as set for the in this Article.
- (b) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality

of materials and workmanship, conform with the IFGC, as adopted, and as amended.

- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the Town Clerk and available for inspection during regular business hours.

**Sec. 18-7-20. Purpose of the International Fuel Gas Code.**

The purpose of the IFGC is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of fuel gas piping systems and fuel gas utilization equipment within the City of Castle Pines and related accessories specifically regulated in the IFGC.

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

The International Fuel Gas Code, 2021 Edition (“IFGC”), shall be amended as follows:

- (a) IFGC Section 101.1, Title, shall be hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IFGC Section 109.6, Refunds, shall hereby be amended by replacing the phrase “the Code Official” with “the City.”
- (c) IFGC Section 113, Means of Appeal, and all subsections thereunder are hereby deleted in their entirety.
- (d) IFGC Section 115.4, Violations Penalties, is hereby deleted in its entirety.
- (e) IFGC Section 404.12, Minimum Burial Depth, is hereby amended with the addition of the following sentence to appear at the end of the paragraph:

**Sec. 404.12. Minimum Burial Depth.**

All plastic fuel gas piping shall be installed a minimum of 18 inches (457mm) below grade.

- (f) IFGC Section 404.12.1, Individual Outside Appliance, is hereby deleted in its entirety.
- (g) IFGC Section 406.4.1, Test Pressure, is hereby amended by replacing the phrase “3 psig” with “10 psig.”

**Section 8.** Article 8 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 8 to adopt by reference the 2018 edition of the International Energy Conservation Code to read as follows:

## ARTICLE VIII

### International Energy Conservation Code

#### Sec. 18-8-10. International Energy Conservation Code Adopted.

- (a) The International Energy Conservation Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 6 inclusive, (“IECC”) is hereby adopted by reference and the City of Castle Pines Energy Code as if fully set in this Code with the additions, deletions, insertions, and changes as set forth in.
- (b) No building shall be hereafter constructed, erected, enlarged, altered, or moved into the City unless the same shall, as to design, construction, quality of materials and workmanship, conform with the IECC, as adopted, and as amended.
- (c) At least one (1) certified true copy of each of the primary and secondary codes adopted by this Article shall be on file in the Office of the Town Clerk and available for inspection during regular business hours.

#### Sec. 18-8-20. Purpose of International Energy Conservation Code.

The purpose of this Article is to regulate the design of energy-efficient buildings and energy-efficient mechanical, lighting and power systems for the purpose of protecting the public health, safety, and welfare.

#### Sec. 18-8-30. Amendments.

The International Energy Conservation Code, 2018 Edition (“IFGC”), shall be amended as follows:

- (a) IECC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IECC Section 109, Board of Appeals, and all subsections thereunder, are hereby deleted in their entirety.

**Section 9.** Article 8.5 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 8.5 to adopt by reference the 2021 edition of the International Swimming Pool and Spa Code to read as follows:

## ARTICLE VIII ½

### International Swimming Pool and Spa Code

#### Sec. 18-8.5-10. International Swimming Pool and Spa Code Adopted.

- (a) The International Swimming Pool and Spa Code 2021 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, (“ISPSC”), is hereby adopted by reference as the City of Castle Pines Swimming Pool and Spa Code as if fully set out in this Article with the additions, deletions, insertions, and changes as set forth in the Article.
- (b) No pool or spa shall be designed, constructed, installed, quality of materials, located and maintained or used in the City unless the same shall, as to design, construct, quality of materials and workmanship, conform with the ISPSC, as adopted, and as amended.

**Sec. 18.8.5-20. Purpose of the International Swimming Pool and Spa Code.**

The purpose of the ISPSC is to establish minimum standards to provide a reasonable level of safety and protection of health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location and maintenance or use of pool and spas.

**Sec. 18.8.5-30. Amendments.**

The International Swimming Pool and Spa Code, 2021 Edition (“ISPSC”), shall be amended as follows:

- (a) ISPSC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.

**Section 10.** Article 9 of Chapter 18 of the City of Castle Pines Municipal Code is hereby repealed in its entirety and reenacted with a new Article 9 to adopt by reference the 2021 edition of the International Existing Building Code to read as follows:

**ARTICLE IX**

**International Existing Building Code**

**Sec. 18-9-10. International Existing Building Code Adopted.**

- (a) The International Existing Building Code, 2021 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, (“IEBC”), is hereby adopted by reference as the City of Castle Pines Existing Building Code as if fully set out in this Article with the additions, deletions, insertions, and changes as set forth in this Article.
- (b) No building shall be hereafter altered, repaired, change of occupancy, addition, and relocation of existing buildings, regardless of occupancy, in the City unless the same shall, as to design, construction, quality of

materials and workmanship, conform with the IEBC, as adopted, and as amended.

**Sec. 18-9-20. Purpose of the International Existing Building Code.**

The purpose of the IEBC is to provide flexibility to permit the use of alternative approaches to achieve compliance with the minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition and relocation of existing buildings.

**Sec. 18-9-30. Amendments.**

The International Existing Building Code, 2021 Edition (“ISPSC”), shall be amended as follows:

- (a) IEBC Section 101.1, Title, is hereby amended by the insertion of the term “City of Castle Pines” where indicated.
- (b) IEBC Section 101.4.2, Building Previously Occupied, is hereby amended by the deletion of the phrase “International Property Maintenance Code.”

**Section 11.** Article 10 of Chapter 18 of the City of Castle Pines Municipal Code entitled, “Enforcement and Penalties” is hereby repealed in its entirety and reenacted to read as follows:

**ARTICLE X**

**Enforcement and Penalties.**

**Sec. 18-10-10. Violation.**

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

**Sec. 18-10-20. Penalty.**

Any person who violates any provision of this Chapter, or any landowner who allows the use his or her land by another in violation of the Chapter, may be fined in an amount not to exceed the maximum fine amount authorized in Section 1-4-20 of this Code or imprisoned for a term not to exceed one (1) year, or both such fine and imprisonment, as more fully set for the in Section 1-4-20 of this Code. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of any of the provisions of this Chapter is committed, continued or permitted by such person, and such person shall be punished accordingly.

**Sec. 18-10-30. Notice of Violation; Stop Work Order.**

The building official or other official designated by the applicable code adopted in this Chapter is authorized to serve a notice of violation, stop work order, or other demand or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, demolition or occupancy of a building or structure in violation of the provisions of this Chapter, or in violation of a permit or certificate issued under the provisions of this Chapter. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**Sec. 18-10-40. Injunctive Relief.**

In addition to other remedies available to the City, the City may commence an action in the District Court for Douglas County, to enjoin the alleged violation of any provision of this Chapter, or to authorize and compel the removal, termination, or abatement of such violation at the expense of the violator. The violator shall be granted a reasonable period of time in which to correct such violation before the City may abate the violation. The cost of abatement shall be supported by competent evidence and reduced to judgement in the same action in a hearing before the Court.

**Sec. 18-10-50.-Additional Remedies.**

Any remedies provided for in this Chapter shall be cumulative and not exclusive and shall be in addition to any other remedies provided by law.

**Section 12.** Article 11 of Chapter 18 of the City of Castle Pines Municipal Code entitled, “One-and Two-Family Dwellings Automatic Fire Sprinkler Systems-Supplemental Regulations” is hereby deleted in its entirety.

**Section 13. Other Codes.** Nothing contained in this Ordinance shall be construed to adopt by reference any other code related to building or fire safety not specifically adopted hereby, including, without limitation, the *International Property Maintenance Code*, the *International Private Sewage Disposal Code*, the *International Zoning Code*, the *International Wildland-Urban Interface Code*, the *International Green Construction Code* and the *International Code Council Performance Code*.

**Section 14. Fees.** Any fees provided for or by any International Code adopted in this Ordinance shall be set forth in the City of Castle Pines fee schedule. Any and all such fees may be amended, modified, increased, or deleted at any time, and from time to time, by resolution of the City Council.

**Section 15. Violations.** Violations of this Ordinance shall be punishable as set forth in Article X, Chapter 18 (above) and Section 1-4-10 of the Castle Pines Municipal Code. Section 1-4-10 reads as follows:

**Sec. 1-4-10. General Penalty.**

Any person who violates or fails to comply with any provision of this Code for which a different penalty is not specifically provided shall, upon conviction thereof,

be punished by a fine not exceeding two thousand six hundred fifty dollars (\$2,650.00) or by imprisonment not exceed three hundred sixty-four (364) days, or by both such fine and imprisonment, except as hereinafter provided in Section 1-4-30. In addition, such person shall pay all costs and expenses in the case. Each day such violation continues shall be considered a separate offense.

**Section 16. Severability.** Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

**Section 17. Repeal.** Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance. In particular, that portion of Ordinance No. 16-08 adopting the 2015 editions of the International Codes is herein expressly repealed.

**Section 18. Effective Date.** This Ordinance shall take effect and be in force thirty (30) days after publication following final adoption.

**INTRODUCED, READ, AND PASSED ON FIRST READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 14th day of FEBRUARY, 2023.**

**READ, PASSED, AND ADOPTED ON SECOND READING, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO the 28th day of FEBRUARY, 2023.**



ATTEST:

*Tobi Duffey*

Tobi Duffey, MMC, City Clerk

CITY OF CASTLE PINES:

*Tracy Engerman*  
Tracy Engerman (Mar 6, 2023 23:37 MST)

Tracy Engerman, Mayor

Approved as to form:

*Linda C. Michow*

Linda C. Michow, City Attorney

**CERTIFICATION OF PUBLICATION**

I hereby attest and certify that the within and foregoing Ordinance was introduced and read on first reading on February 14, 2023; published by title only in the *Douglas County News-Press*, together with the statement that “[t]he complete text of the ordinance is available through the City Clerk’s office and on the City’s official website with second reading and public hearing to be held on February 28, 2023”; and finally passed and adopted by the City Council on February 28, 2023, following a duly noticed public hearing and published on the City’s official website and posted at the City Clerk’s office on May 2, 2023.

ATTEST:



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Tobi Duffey, MMC, City Clerk