

**TOWN OF MORRISON  
BOARD OF TRUSTEE REGULAR MEETING  
AUGUST 6, 2019  
BOARD ACTION FORM**

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**SUBJECT: Ordinance 477- An Ordinance Repealing And Reenacting Certain Sections Of Title 9 Of The Morrison Municipal Code Concerning The Building Code, The Residential Code, The Mechanical Code, The Fuel Gas Code, The Plumbing Code, The Fire Code, The Energy Conservation Code By Reference Together With Local Amendments To Said Codes And Penalties For Violation Of The Same.**

**PROCEDURE: Approval of Ordinance.**

**TOWN ATTORNEY REVIEW:     Yes         No**

**TOWN MANAGER REVIEW:     Yes         No**

**MOTION: Motion to approve Ordinance 477- An Ordinance Repealing And Reenacting Certain Sections Of Title 9 Of The Morrison Municipal Code Concerning The Building Code, The Residential Code, The Mechanical Code, The Fuel Gas Code, The Plumbing Code, The Fire Code, The Energy Conservation Code By Reference Together With Local Amendments To Said Codes And Penalties For Violation Of The Same.**

**TOWN OF MORRISON, COLORADO  
BOARD OF TRUSTEES**

**ORDINANCE NO. 477**

**AN ORDINANCE REPEALING AND REENACTING CERTAIN SECTIONS OF TITLE 9 OF THE MORRISON MUNICIPAL CODE CONCERNING THE BUILDING CODE, THE RESIDENTIAL CODE, THE MECHANICAL CODE, THE FUEL GAS CODE, THE PLUMBING CODE, THE FIRE CODE, THE ENERGY CONSERVATION CODE BY REFERENCE TOGETHER WITH LOCAL AMENDMENTS TO SAID CODES AND PENALTIES FOR VIOLATION OF THE SAME**

WHEREAS, the Town of Morrison is a Colorado home rule municipality operating under a Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees; and

WHEREAS, the Board of Trustees has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, et seq. to adopt and enforce all ordinances; and

WHEREAS, the Town of Morrison home rule charter ("Charter") Section 3.12 and CRS 31-16-201 et seq. provide that standard codes promulgated by any recognized trade or professional organization may be adopted by reference; and

WHEREAS, exercising this authority, the Board of Trustees has determined that it is in the best interest of the Town to adopt the 2015 promulgated versions of the International Building Code, the International Residential Code, the International Mechanical Code, the International Fuel Gas Code; the International Plumbing Code, the International Fire Code and the International Energy Conservation Code, with local amendments thereto and penalties for violation of the same; and

WHEREAS, the Board wishes to amend certain sections of Title 9 of the Morrison Municipal Code ("Code") to incorporate the 2015 versions of the above-referenced codes; and

WHEREAS, in compliance with CRS 31-16-203, the Board has caused to be published notice of a public hearing on this ordinance subsequent to introduction thereof, said notice being published once at least 15 days prior, and once at least 8 days prior to the public hearing on the same.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Trustees of the Town of Morrison, Colorado, that:

**Section 1.** Sections 9-1-2 through 9-1-9 of the Code are repealed in its entirety and reenacted to read as follows:

**9-1-2: CODES ADOPTED BY REFERENCE.**

A. The International Building Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 35 inclusive and appendix chapter I, is hereby adopted by reference as the town of Morrison building code as if fully set out in this chapter.

The purpose of the International Building Code ("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 town of Morrison and certain equipment specifically regulated in this code.

B. The International Residential Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 44 inclusive and appendix chapters H, is hereby adopted by reference as the town of Morrison residential building code as if fully set out in this chapter. The purpose and subject matter of this code concerns providing standards for the fire, life, structural safety aspects of one- and two-family dwellings and townhouses and national test, material and design standards for these types of buildings and structures.

C. The International Mechanical Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 15 inclusive, is hereby adopted by reference as the town of Morrison mechanical code as if fully set out in this chapter. The purpose and subject matter of this code is to provide requirements for the installation and maintenance of heating, ventilating, cooling and refrigeration systems.

D. The International Fuel Gas Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 8 inclusive, is hereby adopted by reference as the town of Morrison fuel gas code as if fully set out in this chapter. The purpose and subject matter of this code concerns establishing requirements for the installation and maintenance of fuel and gas burning appliances and systems.

E. The International Plumbing Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 15 inclusive, is hereby adopted by reference as the town of Morrison plumbing code as if fully set out in this chapter. The purpose and subject matter of this code is the regulation of plumbing and requirements for plumbing materials and installation standards.

F. The International Fire Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, chapters 1 through 80 inclusive, is hereby adopted by reference as the town of Morrison fire code as if fully set out in this chapter. The purpose and subject matter of this code concerns establishing fire prevention standards and requirements and fire related standards for testing and materials.

G. The International Energy Conservation Code, 2015 edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001, IECC Residential and Commercial chapters 1 through 6, is hereby adopted by reference as the town of Morrison energy conservation code as if fully set out in this chapter. The purpose and subject matter of this code is to provide standards for the energy efficient design of building envelopes and installation of energy efficient mechanical, lighting, and power systems and for energy conservation related standards for testing and materials. (Ord. 357, 10-21-2008)

H. The National Electrical Code, the most current edition adopted by the Colorado State Electrical Board, Department of Regulatory Agencies, as published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02269, is hereby adopted by reference as the town of Morrison electrical code as if fully set out in this chapter. The purpose of the National Electrical Code, current edition, is to provide minimum standards governing the planning, laying out, and installing or the making of additions, alterations, and repairs in the installation of wiring apparatus and equipment for electric light, heat, and power in the town of Morrison. (Ord. 379, 3-15-2011)

### **9-1-3: AMENDMENTS TO INTERNATIONAL BUILDING CODE.**

**IBC Section 101.1.** IBC section 101.1 (Title) is amended by the addition of the term "town of Morrison" (the "town") where indicated.

**IBC Section 101.4.3.** IBC section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

**IBC Section 101.4.4.** IBC section 101.4.4 (Property Maintenance) is amended by deleting this section in its entirety.

**IBC Section 105.1.** IBC section 105.1 (Required) is amended by replacing the words "building official" with "town."

**IBC Section 109.6.** IBC section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following: The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town 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 this code. The town 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 town 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.

**IBC Section 113.** IBC section 113 (Board of Appeals) is deleted.

**IBC Section 202.** IBC section 202 (Definitions) is amended by addition of the following: "Sleeping Room" (Bedroom) 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 to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

**IBC Section 1612.3.** IBC section 1612.3 (Establishment of Flood Hazard Areas) is amended by the insertion of "town of Morrison" where indicated in [name of jurisdiction] and the date of May 6, 2003, where indicated in [date of issuance].

**9-1-4: AMENDMENTS TO INTERNATIONAL RESIDENTIAL CODE.**

**IRC Section R101.1.** IRC section R101.1 (Title) is amended by the addition of the term "town of Morrison" where indicated.

**IRC Section R102.7.** IRC section R102.7 (Existing Structures) is amended by deleting the words "international property maintenance code."

**IRC Section R105.1.** IRC section R105.1 (Required) is amended by replacing the words "building official" with "town."

**IRC Section R108.5.** IRC section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following: The town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The town 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 this code. The town 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 town 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.

**IRC Section R109.1.5.** IRC section R109.1.5 (Other Inspections) is amended by the addition of new subsections as follows:

**IRC Section R112.** IRC section R112 (Board of Appeals) is deleted.

**IRC Section R202.** IRC section R202 (Definitions) is amended by addition of the following: "Sleeping Room" (Bedroom) Any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC sections R304 and R305 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.

**IRC Table R301.2(1).** IRC table R301.2(1) is filled to provide the following:

**TABLE R301.2(1)**  
**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

| Ground Snow Load | Wind Speed (mph) | Seismic Design Category | Subject to Damage From |                  |                    | Winter Design Temp |
|------------------|------------------|-------------------------|------------------------|------------------|--------------------|--------------------|
|                  |                  |                         | Weathering             | Frost Line Depth | Termite            |                    |
| 37psf            | 130              | B                       | Severe                 | 36 in.           | Slight to moderate | 1                  |

| Ice Shield Underlayment Required | Flood Hazard | Air Freezing Index | Mean Annual Temp |
|----------------------------------|--------------|--------------------|------------------|
| Required                         | 05/06/2003   | 1000               | 45°F             |

**IRC Section 313.2 One- and two-family dwellings automatic fire systems.** Delete this section in its entirety.

**IRC Section G2415.9.** IRC section G2415.9 (Minimum Burial Depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

**IRC Section G2415.9.1.** IRC section G2415.9.1 (Individual Outside Appliances) is deleted in its entirety.

**IRC Section G2417.4.1.** IRC section G2417.4.1 (Test Pressure) is amended by changing "3 psig" to "10 psig."

**IRC Section P2603.6.1.** IRC section P2603.6.1 (Sewer Depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)."

**9-1-5: AMENDMENTS TO INTERNATIONAL MECHANICAL CODE.**

**IMC Section 101.1.** IMC section 101.1 (Title) is amended by the addition of the term "town of Morrison" where indicated.

**9-1-6: AMENDMENTS TO INTERNATIONAL FUEL GAS CODE.**

**IFGC Section 101.1.** IFGC section 101.1 (Title) is amended by the addition of the term "town of Morrison" where indicated.

**IFGC Section 404.12.** IFGC section 404.12 (Minimum Burial Depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

**IFGC Section 404.12.1.** IFGC section 404.12.1 (Individual Outside Appliances) is deleted in its entirety.

**IFGC Section 406.4.1.** IFGC section 406.4.1 (Test Pressure) is amended by changing 3 psig to 10 psig.

**9-1-7: AMENDMENTS TO INTERNATIONAL PLUMBING CODE.**

**IPC Section 101.1.** IPC section 101.1 (Title) is amended by the addition of the term "town of Morrison" where indicated.

**IPC Section 305.4.1.** IPC section 305.4.1 (Sewer Depth) is amended by filling in both areas where indicated to read "12 inches (305 mm).

**IPC Section 903.1.** IPC section 903.1 (Roof Extension) is amended by inserting the number "6 inches, (152.4 mm)" where indicated in the second sentence. (Ord. 357, 10-21-2008)

**9-1-8: AMENDMENTS TO INTERNATIONAL FIRE CODE.**

There are hereby adopted by reference those amendments to the International Fire Code, 2015 edition, recommended by the West Metro Fire Protection District attached as **Exhibit A.**

**9-1-9: AMENDMENTS TO INTERNATIONAL ENERGY CONSERVATION CODE.**

There are no amendments to the International Energy Conservation Code, 2015 edition. (Ord. 357, 10-21-2008)

**Section 2.** Section 9-1-11 of the Code is repealed and reenacted to read as follows:

- A. **Unlawful Activity:** Except as otherwise provided for in the amendments for a code adopted herein by reference, it shall be unlawful for any person, firm, partnership, corporation or any other entity 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 technical codes contained in this chapter, as such violations are defined in each of the respective codes and its amendment(s).
- B. **General.** Any person, firm, partnership, corporation or any other entity who violates any provision of the technical codes contained in this chapter may be punished by a fine of not more than two thousand six hundred fifty dollars (\$2,650.00), or by imprisonment for a period of not exceeding one year, or both such fine and imprisonment as imposed by the municipal court judge; provided, however, that no person under the age of eighteen (18) years shall be subjected to imprisonment for violation of any provision of a technical code contained in this chapter. Each day that a violation continues shall be deemed a separate offense.

The penalties provided in this section are intended to apply exclusively and solely to the technical codes contained in this chapter and do not rescind, amend or otherwise affect any other penalty provisions of this chapter.

- C. Injunctive Relief: In addition to other remedies available to the town, the town may commence an action in the district court for Jefferson County, Colorado, to enjoin the alleged violation of this chapter, or to authorize and compel the removal, termination or abatement of such violation.
- D. 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 3. Severability, Conflicting Ordinances Repealed.** If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

**Section 4. Effective Date.** This Ordinance shall take effect fifteen (15) days after adoption and publication, as provided by Section 3.8 of the Charter.

**INTRODUCED, READ, AND ADOPTED** on first reading by a vote of 5 ayes and 0 nays on this 18<sup>th</sup> day of June, 2019, and Public Hearing and consideration on final passage set for July 16, 2019 at 6:00 p.m., at 110 Stone Street, Morrison, Colorado.

Public hearing opened on July 16, 2019 and continued to August 6, 2019

**INTRODUCED, READ, PASSED AND ADOPTED AND ORDERED PUBLISHED IN FULL** this 6<sup>th</sup> day of August, 2019, by a vote of \_\_\_ ayes and \_\_\_ nays.

\_\_\_\_\_  
Sean Forey, Mayor

ATTEST:

\_\_\_\_\_  
Kristi Dixon, Deputy Town Clerk

Published: June 26 and July 3, 2019  
Effective Date: August 22, 2019



**EXHIBIT A**

**Amendments to International Fire Code**

**West Metro FPD recommended amendments**

**Town of Morrison**  
**2015 International Fire Code Amendments**  
**West Metro Fire Protection District**

Appendix Chapters: **B** (Fire-Flow Requirements for Building), **C** (Fire Hydrant Locations and Distribution), **D** (Fire Apparatus Access Roads) with specifications approved by the Fire Code Official, **F** (Hazard Ranking), **H** (Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) Instructions), **I** (Fire Protection Systems-Noncompliant Conditions), **K** (Construction Requirements for Existing Ambulatory Care Facilities), **L** (Requirements for Firefighter Air Replenishment Systems – new buildings only), and **M** (High-Rise Buildings – Retroactive Automatic Sprinkler Requirement) shall be adopted.

**Chapter 2, Definitions.** Wherever the term “fire code official” is used it shall be held to mean the Fire Chief of the West Metro Fire Protection District, the District’s Fire Marshal or a designated member of the District.

**IFC Section 503.2.1.** “Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders, except for *approved* security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.”

**IFC Section 503.2.** Add the sentence, “See Appendix D for further requirements.”

**IFC Section 503.2.3.** Substitute “paved” for “surfaced”. Add “Grass concrete and similar surfaces are not allowed”.

**IFC Section 503.2.4.** to read “Turning radius. The required turning radius of a fire apparatus access road shall be an inside radius of 25 feet and an outside radius of 50 feet or as determined by the fire code official. Computer modeling may be required to establish that fire apparatus with West Metro Fire Protection District specifications can adequately maneuver proposed access pathways”

**IFC Section 503.2.8.** as follows; “Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be no greater than 10% or within the limits established by the fire code official based on the fire district’s apparatus.”

**IFC Section 507.5.1.** as follows; Delete the first exception. Change exception 2 to read “For buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, a fire hydrant shall be located a minimum of 50 feet and a maximum of 100 feet from the Fire Department Connection(s) in an approved location.”

**IFC Section 507.5.1.1.** Hydrants for standpipe and/or automatic sprinkler systems. Buildings equipped with a standpipe system installed in accordance with Section 905, and/or an automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 shall have a fire hydrant a minimum of 50 feet and a maximum of 100 feet from the fire department connection(s) in an approved location.”

**IFC Section 510.4.1.1.** to the following: “Minimum signal strength into the building. A minimum signal strength of -85dBm shall be receivable within the building.”

**IFC Section 510.4.1.2.** to the following: “Minimum strength out of the building. A minimum signal strength of -90dBm shall be received by the agency’s radio system when transmitted from within the building.”

**IFC Section 510.4.1.3.** as follows: “If the field strength OUTSIDE the building where the receiving antenna system for the in-building system is located is less than the (-85 dBm), then the minimum required in-building field strength shall equal the field strength being delivered to the receive antenna of the building.”

**IFC Section 901.6.** Add to the end of the Section: “The removal of any non-required fire protection systems or equipment shall be *approved*.”

**IFC Section 903.4.2.** An *approved* audible/visual appliance, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm appliances shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**IFC Section 907.5.2.3.** Add the sentence: “When occupant notification is silenced, the visible alarm notification appliance(s) shall continue to operate until the fire alarm and detection system is reset.”

**IFC Section 907.6.6.** shall be added and read as follows: “907.6.6.3 Fire alarm panels and security alarm panels shall be separate and not combined.”

**IFC Section 1103.7.8.** The 2015 International Existing Building Code (IEBC) may be used as a guideline for the upgrading of life and fire safety systems in existing buildings. This will be as necessary for maintaining the accepted level of life and fire safety within the jurisdiction.

**IFC Section 3310.1.** Required access. Prior to above ground construction and/or the storage of combustible materials, all access and water supplies for fire fighting vehicles shall be provided to construction or demolition sites as shown on the approved site plan in their entirety. Vehicle access shall be provided by either a paved or bottom lift road surface capable of supporting vehicle loading under all weather conditions at the site plan approved width.

**IFC Section 5307.1.** Add, "The provisions of this section shall apply to new or existing systems".

**IFC Section 5610.** Added as a new section to read as follows: "Section 5610 This chapter shall be interpreted to be consistent with the provisions of §12-28-101, *et seq.*, CRS and any applicable municipal ordinance or county resolution/ordinance, shall govern all fireworks, their sale, storage and use".

**IFC Section 109.13.** Delete the exception.

**IFC Appendix B Table B105.1(1).** The minimum fire-flow shall not be less than 1000 gallons per minute for all fire-flow calculation areas.

**IFC Appendix B Table B105.2.** Change the reduction percentage allowed to "up to 50%."

**IFC Appendix C, Section C102.1.1.** For buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, a fire hydrant shall be located a minimum of 50 feet and a maximum of 100 feet from the Fire Department Connection in an approved location.

**IFC Appendix D, Section D102.1.** Change imposed load of fire apparatus to 85,000 pounds. Add "Underground water detention systems are not allowed under fire apparatus access drive aisles."