

FIRST READING: January 21, 2020

SECOND READING: December 22, 2020

ORDINANCE NO. 6379

**AN ORDINANCE REPEALING AND REENACTING CHAPTER 15.52 OF THE
LOVELAND MUNICIPAL CODE AND ADOPTING BY REFERENCE THE
INTERNATIONAL EXISTING BUILDING CODE, 2018 EDITION**

WHEREAS, pursuant to Section 4-12 of the Charter of the City of Loveland, the City Council is authorized to adopt, by ordinance, any code by reference in accordance with the procedures established by state law; and

WHEREAS, the Construction Advisory Board has recommended that City Council adopt the 2018 Edition of the International Existing Building Code (the “2018 IEBC”), and amendments thereto; and

WHEREAS, the City Council has conducted a public hearing pursuant to C.R.S. §31-16-203 concerning the adoption of the 2018 IEBC by reference and finds and determines that it is necessary to the health, safety and general welfare of the public that the City regulate conditions hazardous to life and property by the adoption of the 2018 IEBC, and certain amendments and modifications thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. Chapter 15.52 of the Loveland Municipal Code is hereby repealed in its entirety and reenacted to read as follows:

15.52.010 – International Existing Building Code, 2018 Edition – Adopted.

The International Existing Building Code, 2018 Edition (the “2018 IEBC”), issued and published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, is hereby adopted by reference as the existing building code of the City is hereby adopted by reference as the energy conservation code of the City as if fully set forth herein, with the modifications, if any, set forth in Section 15.52.020 below. This code is a complete code to safeguard public health, safety and welfare by regulating and governing the conditions and maintenance of all property, relocation of existing buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and providing for issuance of permits and collection of fees therefore. At least one copy of the International Existing Building Code, 2018 Edition, which has been certified by the Mayor and City Clerk, shall be on file in the office of the City Clerk and may be inspected during regular business hours.

15.52.020 - Modifications to International Existing Building Code, 2018 Edition.

The International Existing Building Code, 2018 Edition, adopted in this chapter, is modified as follows:

A. Section 101.1 – Title - is amended to read as follows:

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

B. Section 103 – Department of Building Safety - is deleted in its entirety.

C. Section 104 – Duties and powers of code official – is deleted in its entirety.

D. Section 105.3 – Application for permit - is amended by amendment of the first sentence to read as follows:

To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the Building Division for that purpose.

E. Section 105.3.2 – Time limit of application - is deleted in its entirety.

F. Section 105.5 – Expiration - is deleted in its entirety.

G. Section 105.6 – Suspension or revocation - is deleted in its entirety.

H. Section 106.1 – General - is amended to read as follows:

Submittal documents consisting of construction documents, special inspection and structural observation programs, investigation and evaluation reports, and other data shall be submitted electronically with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.

I. Section 108 – Fees - is deleted in its entirety.

J. Section 112 – Board of appeals - is deleted in its entirety.

K. Section 113 – Violations - is deleted in its entirety.

G. Section 114 – Stop work order - is deleted in its entirety.

H. All references in the Loveland Municipal Code to “the ICC Electrical Code” shall be deleted and amended to read as follows: “the National Electrical Code (NEC) as adopted and enforced by the State of Colorado.”

I. Section 301.3.1 – Prescriptive compliance method - is deleted in its entirety.

J. Section 301.3.3 – Performance compliance method - is deleted in its entirety.

K. Chapter 5 – Prescriptive compliance method - is deleted in its entirety.

L. Section 601.2 - Work area - is amended to read as follows:

The work area, as defined in Chapter 2, shall be identified on the construction documents. When within any 24-month period, renovation, remodeling, modification or additions to any existing occupancy exceeds 50% of the floor area, the entire occupancy shall comply with the requirements of chapter 9 of the International Fire and the International Existing Building Codes.

M. Section 703.1 – General – is amended to read as follows:

Alterations shall be done in a manner that maintains the level of fire protection required by provisions of this code.

- N. Section 803.2 – Automatic sprinkler systems – is amended to read as follows:

Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 803.2.1 through 803.2.4. Installation requirements shall be in accordance with the International Building Code. Changes in occupancy to residential dwelling units or buildings subject to the IBC resulting in an occupancy group meeting the definition of an R-3, R-4, E or I-4 are required to follow the IBC section 420.

- O. Section 803.2.2 – Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2 – is amended to read as follows:

In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where both of the following conditions occur:

1. The work area is required to be provided with automatic sprinkler protection in accordance with the International Building Code as applicable to new construction.
2. The work area exceeds 50 percent of the floor area.

- P. Section 805.1 – Scope – is amended to read as follows:

The requirements of this section shall be limited to work areas that include exits or corridors within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

- Q. Section 805.3.1 – Minimum number – is amended to read as follows:

Every story utilized for human occupancy on which there is a work area that includes exits or corridors within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the International Building Code. In addition, the exits shall comply with Sections 805.3.1.1 and 805.3.1.2.

- R. Section 805.4 – Egress doorways – is amended to read as follows:

Egress doorways in any work area shall comply with Sections 805.4.1 through 805.4.10.

- S. Section 805.4 – Egress doorways – is amended by the addition of new subsections 805.4.6, 805.4.7, 805.4.8, 805.4.9 and 805.4.10 as follows:

805.4.6 Door operations. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

805.4.7 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate.

805.4.8 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.1. The locking device is readily distinguishable as locked.

2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.

805.4.9 Bolt locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface- mounted bolts are permitted on the inactive leaf. The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group B, For S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress capacity requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. (of the IBC)
The inactive leaf shall not contain doorknobs, panic bars or similar operating hardware.

805.4.10 Unlatching. The unlatching of any door or leaf shall not require more than one operation.

T. Section 809.1 – Minimum fixtures – is amended to read as follows:

Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code based on the increased occupant load. For increased demand for food handling or chemical waste, see Section 1009 of this code.

U. Section 904.2.2 – Automatic fire detection - is amended to read as follows:

Where required by the International Building Code for new buildings, automatic fire detection systems shall be provided throughout the work area. Where mixed-use buildings include one- and two-family dwellings, an automatic fire detection system shall be installed in the residential units and any adjacent tenant space within the building.

V. Section 1002.1 – Compliance with the building code – is amended by the addition of item number twelve (12) to read as follows:

12. Changes in occupancy to residential dwelling units or buildings subject to the International Building Code resulting in an occupancy group meeting the definition of an R-3, R-4, E or I-4 are required to follow the International Building Code Section 420.

W. Section 1011.2.1 – Fire sprinkler system – is amended to add the following as an exception:

Exception: Where the change of occupancy to a grade level Group A occupancy meets all of the following:

1. Total area of occupancy change is not more than 2,500 square feet.
2. Occupant load of the public use area is less than 100.
3. The total area where the occupancy change occurs is protected throughout with an automatic fire-alarm system and detection in compliance with Chapter 9 of the International Fire Code.

X. Chapter 13 – Performance compliance methods – is deleted in its entirety.

15.52.030 – Violations and penalties.

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 in the City or cause the same to be done contrary to or in violation of any of the provisions of this code, as adopted and modified by the City. Any person, firm or corporation violating any of the provisions of this code, as adopted and modified by the City, shall be deemed guilty of a misdemeanor and subject to penalties as set forth in Section 1.12.010 of the Loveland Municipal Code.

Section 2. That if any section, subsection, or portion of this ordinance is, for any reason, held to be unconstitutional or invalid for any reason, such decision shall not affect that validity of the remaining portions of this ordinance. City Council hereby declares that it would have passed this ordinance, and each section, subsection, and portion hereof, regardless of whether any one or more sections, subsections, or portions may be declared unconstitutional or invalid.

Section 3. That nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, liability incurred, or cause of action acquired or existing under any ordinance hereby repealed, nor shall any legal right or remedy of any character be impaired by this ordinance.

Section 4. That the City Clerk shall cause to be published twice in a newspaper of general circulation within the City, once at least fifteen days preceding the public hearing, and once at least eight days preceding the public hearing, the following notice:

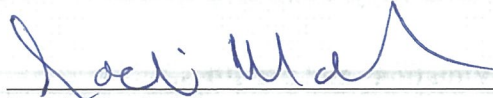
Public notice is hereby given that at 6:00 p.m. on February 4, 2020 in the City Council Chambers, City Hall, 500 East Third Street, Loveland, Colorado, the Loveland City Council will consider on second reading an Ordinance Repealing and Reenacting Chapter 15.52 and Adopting by Reference the International Existing Building Code, 2018 Edition. A public hearing shall be held prior to said consideration. Copies of the above-referenced International Existing Building Code, 2018 Edition and any codes adopted by reference within the code are on file with the Loveland City Clerk and are open to public inspection.

Section 5. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the

amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

ADOPTED this 22nd day of December, 2020.

CITY OF LOVELAND, COLORADO:



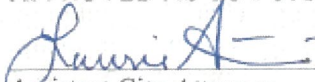
Jacki Marsh, Mayor

ATTEST:



Acting City Clerk


APPROVED AS TO FORM:



Assistant City Attorney

Ordinance 6379

I, Hannah Hill, Acting City Clerk of the City of Loveland, Colorado, hereby certify that the above and foregoing Ordinance was introduced at a regular (or special) meeting of the City Council, held on January 21, 2020 and was initially published in the Loveland Daily Reporter-Herald, a newspaper published within the city limits, in full on January 25, 2020 and by title except for parts thereof which were amended after such initial publication which parts were published in full in said newspaper on December 26, 2020.



Acting City Clerk

Effective Date: January 5, 2021